

**West Berkshire Local Plan Review 2022-2039****Proposed Submission Representation Form****Ref:***(For official use only)*

Please complete online or return this form to:	Online: http://consult.westberks.gov.uk/kse
	By email: planningpolicy@westberks.gov.uk
	By post: Planning Policy, Development and Regulation, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	4:30pm on Friday 3 March 2023

This form has two parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make

PART A: Your Details

Please note the following:

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- *All information will be sent for examination by an independent inspector*
- *All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>*

	Your details	Agent's details (if applicable)
Title:		
First Name:*		Adam
Last Name:*		Ross
Job title (where relevant):		Executive Director
Organisation (where relevant):	Pangbourne Beaver Properties Ltd	Nexus Planning Ltd
Address* <i>Please include postcode:</i>	c/o Daniel and Gilbert, 3 High Street, Pangbourne Reading RG8 7AE	3 rd Floor, Suite 3, Apex Plaza 3 Forbury Road, Reading RG1 1AX
Email address:*		
Telephone number:		

Part B – Your Representation***Please use a separate sheet for each representation***

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

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Your name or organisation (and client if you are an agent):	Adam Ross – Nexus Planning Ltd, agent on behalf of Pangbourne Beaver Properties Ltd c/o Daniel and Gilbert
---	--

Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	
Policy:	Policy SP1 – The Spatial Strategy
Appendix:	
Policies Map:	
Other:	

1. Legally Compliant

Please see the guidance notes for an explanation of what 'legally compliant' means.

Do you consider the Local Plan Review is legally compliant?

Yes

☐

No

☐

Please give reasons for your answer:

2. Soundness

Please see the guidance notes for an explanation of what 'soundness' means.

Do you consider the Local Plan Review is sound?

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF)

Please tick all that apply:

NPPF criteria	Yes	No
Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development		
Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		X
Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground		X
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		X

Please give reasons for your answer:

Please see the attached sheet.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

☐

No

☐

Please give reasons for your answer:

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the LPR legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see the attached sheet.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?

Yes

X

No

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

It is important for the Inspector to fully understand the existing flaws with the Plan with specific regard to Pangbourne. This can be best achieved by us presenting oral evidence to the Inspector.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply:

Tick

The submission of the Local Plan Review for Independent Examination	✓
The publication of the report of the Inspector appointed to carry out the examination	✓
The adoption of the Local Plan Review	✓

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Signature		Date	2 nd March 2023
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West Berkshire Local Plan Review 2022-2039 – Regulation 19 Consultation

Representation to Policy SP1

ON BEHALF OF PANGBOURNE BEAVER PROPERTIES LTD

February 2023

Representation to Policy SP1

- 1.1 These representations have been prepared by Nexus Planning on behalf of Pangbourne Beaver Properties Ltd, in response to the West Berkshire Local Plan Review 2022-2039 – Regulation 19 consultation (“the Plan”).
- 1.2 We support, in general terms, the spatial strategy set out in Policy SP1, which adopts an approach based on three spatial areas in the district, which include the North Wessex Downs AONB.
- 1.3 We also support the requirement for the focus of development in each of these spatial areas to:

‘...follow the District-wide settlement hierarchy set out in Policy SP3 which takes account of the function and sustainability of settlements and promotes sustainable communities’.
- 1.4 We additionally support the spatial approach to the North Wessex Downs AONB itself as referenced in Policy SP1, which seeks to ensure that it delivers appropriate and sustainable growth in this area that conserves and enhances its special landscape qualities.
- 1.5 However, despite clearly identifying this spatial strategy in Policy SP1, Policy SP15 fails wholly to have regard to / accord with it.
- 1.6 With specific regard to the North Wessex Downs AONB area, Policy SP15 disregards not only the spatial strategy in Policy SP1 but also the settlement hierarchy in Policy SP3, failing to make any development allocations at Pangbourne (a ‘Rural Service Centre’ which also benefits from a railway station), whilst making a series of allocations at settlements in this spatial area that are demonstrably less sustainable / lower down the Council’s own settlement hierarchy.
- 1.7 As set out in detail in our representations to Policy SP15, the approach to housing provision in the North Wessex AONB area is unjustified, inappropriate and unsound, and conflicts with the strategy for the district as set out in Policies SP1, SP2 and SP3 of the Local Plan.

Proposed Changes

- 1.8 As set out in more detail in our representations to Policy SP15, the approach to housing provision in the North Wessex AONB area, in making no provision for any residential development at the Rural Service Centre of Pangbourne, is fundamentally unsound. It should be corrected by way of a review of the approach to the allocation of sites in the North Wessex AONB area and as part of this, the allocation of Site PAN8 at Pangbourne - as the most sustainable location for development in this spatial area.

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	Your details	Agent's details (if applicable)
Title:		
First Name:*		Adam
Last Name:*		Ross
Job title (where relevant):		Executive Director
Organisation (where relevant):	Pangbourne Beaver Properties Ltd	Nexus Planning Ltd
Address* <i>Please include postcode:</i>	c/o Daniel and Gilbert, 3 High Street, Pangbourne Reading RG8 7AE	3 rd Floor, Suite 3, Apex Plaza 3 Forbury Road, Reading RG1 1AX
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Part B – Your Representation***Please use a separate sheet for each representation***

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

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Your name or organisation (and client if you are an agent):	Adam Ross – Nexus Planning Ltd, agent on behalf of Pangbourne Beaver Properties Ltd c/o Daniel and Gilbert
---	--

Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	
Policy:	Policy SP2 – North Wessex Downs AONB
Appendix:	
Policies Map:	
Other:	

1. Legally Compliant

Please see the guidance notes for an explanation of what 'legally compliant' means.

Do you consider the Local Plan Review is legally compliant?

Yes

☐

No

☐

Please give reasons for your answer:

2. Soundness

Please see the guidance notes for an explanation of what 'soundness' means.

Do you consider the Local Plan Review is sound?

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF)

Please tick all that apply:

NPPF criteria	Yes	No
Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development		
Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		X
Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground		X
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		X

Please give reasons for your answer:

Please see the attached sheets.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

☐

No

☐

Please give reasons for your answer:

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the LPR legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please still the attached sheets.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?

Yes

X

No

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

It is important for the Inspector to fully understand the existing flaws with the Plan with specific regard to Pangbourne. This can be best achieved by us presenting oral evidence to the Inspector.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply:

Tick

The submission of the Local Plan Review for Independent Examination	✓
The publication of the report of the Inspector appointed to carry out the examination	✓
The adoption of the Local Plan Review	✓

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West Berkshire Local Plan Review 2022-2039 – Regulation 19 Consultation

Representation to Policy SP2

ON BEHALF OF PANGBOURNE BEAVER PROPERTIES LTD

March 2023

Representation to Policy SP2

- 1.1 These representations have been prepared by Nexus Planning on behalf of Pangbourne Beaver Properties Ltd, in response to the West Berkshire Local Plan Review 2022-2039 – Regulation 19 consultation (“the Plan”).
- 1.2 We support the spatial objective to deliver appropriate and sustainable growth in the North Wessex Downs Area of Outstanding Natural Beauty in a way that conserves and enhances its special landscape qualities.
- 1.3 However, as set out further in our representations to Policies SP1, SP3 and specifically Policy SP15, the allocations made in the Local Plan fail to deliver appropriate and sustainable growth in this important area, making no development allocations at Pangbourne (a ‘Rural Service Centre’ which also benefits from a railway station), whilst making a series of allocations at settlements that are demonstrably less sustainable / lower down the Council’s own settlement hierarchy.
- 1.4 As set out in detail in our representations to Policy SP15, the approach to housing provision in the North Wessex AONB spatial area is unjustified, inappropriate and unsound, and conflicts with the strategy for the district as set out in Policies SP1, SP2 and SP3.

Proposed Changes

- 1.5 The approach to housing provision in the North Wessex AONB area should be fundamentally reviewed and specifically, Site PAN8 at Pangbourne should be allocated as part of this strategy - as the most sustainable location for development in this spatial area.

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Address* Please include postcode:	c/o Daniel and Gilbert, 3 High Street, Pangbourne Reading RG8 7AE	3 rd Floor, Suite 3, Apex Plaza 3 Forbury Road, Reading RG1 1AX
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Your name or organisation (and client if you are an agent):	Adam Ross – Nexus Planning Ltd, agent on behalf of Pangbourne Beaver Properties Ltd c/o Daniel and Gilbert
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Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	
Policy:	Policy SP3 – Settlement Hierarchy
Appendix:	
Policies Map:	
Other:	

1. Legally Compliant

Please see the guidance notes for an explanation of what 'legally compliant' means.

Do you consider the Local Plan Review is legally compliant?

Yes

☐

No

☐

Please give reasons for your answer:

2. Soundness

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Do you consider the Local Plan Review is sound?

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Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		X
Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground		X
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		X

Please give reasons for your answer:

Please see attached sheets.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

☐

No

☐

Please give reasons for your answer:

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

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5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?

Yes

X

No

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The adoption of the Local Plan Review	✓

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West Berkshire Local Plan Review 2022-2039 – Regulation 19 Consultation

Representation to Policy SP3

ON BEHALF OF PANGBOURNE BEAVER PROPERTIES LTD

March 2023

Representation to Policy SP3

- 1.1 These representations have been prepared by Nexus Planning on behalf of Pangbourne Beaver Properties Ltd, in response to the West Berkshire Local Plan Review 2022-2039 – Regulation 19 consultation (“the Plan”).
- 1.2 We welcome the inclusion of a settlement hierarchy policy in the Local Plan as a way to ensure sustainable patterns of development.
- 1.3 We also support the requirement for development in West Berkshire to comply with the spatial strategy set out in Policy SP1, and for the focus of development to follow the district-wide settlement hierarchy, which takes account of the function and sustainability of settlements across the district and promotes sustainable communities.
- 1.4 We additionally support the categorisation of settlements as Urban Areas, Rural Service Centres and Service Villages.
- 1.5 However, despite the very clear requirements of both Policies SP1 and SP3 for the focus of development in the district to follow the identified settlement hierarchy, and the requirement of Policy SP2 to ensure appropriate and sustainable growth in the North Wessex Downs AONB area, the Local Plan fails to do so.
- 1.6 As set out in detail in our representations to Policy SP15, Pangbourne is identified in Policy SP3 as a Rural Service Centre. It is in fact the most sustainable of the four identified Rural Service Centres as it also benefits from a railway station.
- 1.7 Notwithstanding this, and despite the clear and wholly logical requirements of Policies SP1 and SP3, Policy SP15 makes no development allocations at Pangbourne, despite its inherent sustainability and the availability of a suitable site (Site PAN8). Instead, a series of allocations is somewhat inexplicably proposed at demonstrably less sustainable Rural Service Centres and also at materially less sustainable Service Villages.
- 1.8 This approach results, wholly unnecessarily, in an unsustainable pattern of development which does not have regard to the needs of Pangbourne and which conflicts with the clear and logical strategies identified in Policies SP1, SP2 and SP3 of the Local Plan.

Proposed Changes

- 1.9 As set out in more detail in our representations to Policy SP15, the approach to housing provision in the North Wessex AONB area, which makes no provision for development at Pangbourne, is fundamentally unsound and should be reviewed, ensuring that an allocation is made at Pangbourne (Site PAN8) - as the most sustainable location for development in this spatial area.

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West Berkshire Local Plan Review 2022-2039 – Regulation 19 Consultation

Representation to Policy SP15

ON BEHALF OF PANGBOURNE BEAVER PROPERTIES LTD

(31st) March 2023

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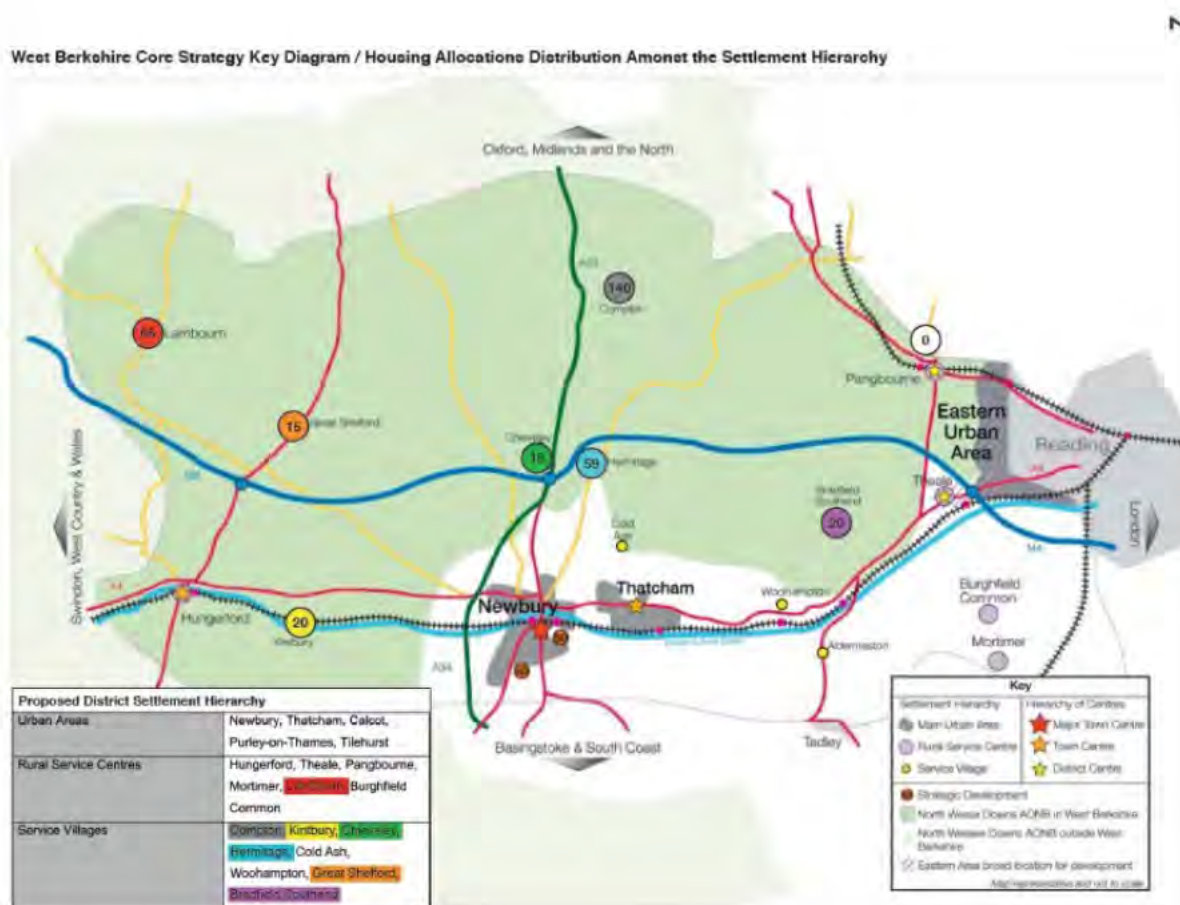
Appendices

1	Proposed District Settlement Hierarchy Table 6 from the Local Plan Reg 19
2	Audit Matrix and Settlement Scores Appendix 3 from West Berkshire Evidence Base – Settlement Hierarchy Appendix 3.
3	Policy SP15 Sites allocated for residential development in the North Wessex Downs AONB – from the Local Plan Reg 19.
4	Constraints Plan for Pangbourne from the West Berkshire Interactive Map
5	Analysis of allocated sites prepared by Nexus Planning
6	Analysis of PAN 8 prepared by Nexus Planning
7	Preliminary Landscape and Visual Appraisal prepared by EDP
8	Transport Statement by Bellamy Roberts

1. Summary

- 1.1 These representations have been prepared by Nexus Planning on behalf of Pangbourne Beaver Properties Ltd, in response to the West Berkshire Local Plan Review 2022-2039 – Regulation 19 consultation (“the Plan”).
- 1.2 We object to Policy SP15 as the site allocations made therein are internally inconsistent with the identified spatial strategy and settlement hierarchy as set out elsewhere in the Plan.
- 1.3 Given the Council’s acceptance that some residential development is justified / necessary in the North Wessex Downs AONB area (a conclusion with which we agree), we object to the subsequent failure of the Plan to allocate any development at Pangbourne (a Rural Service Centre as identified in Policy SP3) whilst allocating development in materially less sustainable locations, and on sites that are far less logical / justifiable than Site Ref: PAN8 at Pangbourne (Land to the north of Sheffield Place) as identified in the HELAA 2020 (updated in 2023). Site Ref: PAN8 adjoins the existing settlement of Pangbourne to the east and to the south, is within easy walking distance of Pangbourne railway station and the village centre, and sits well within the landscape.
- 1.4 We can only assume that the failure to allocate Site PAN8, the only material site available at Pangbourne, is based on the conclusions of the Council’s HELAA 2020 / 2023. However, we submitted representations to that document in 2020 identifying fundamental flaws and inaccuracies in relation to its conclusions relevant to Site PAN8 - flaws / inaccuracies that have not been either acknowledged or subsequently corrected. As a consequence, this site has not been allocated for development and as a result, Pangbourne has not been allocated any growth despite the Council’s acceptance of the need for development in the North Wessex Downs AONB, and the inherent sustainability of Pangbourne as a settlement.
- 1.5 We support the Vision and Strategic Objectives that are set out in Section 3 of the Plan, and the three key policies upon which the ‘Place-Based Approach’ is structured. However, the allocations made in the Plan do not accord with the identified Vision / Objectives / Policies and accordingly we have additionally submitted objections to the following policies:
- SP1 - The Spatial Strategy
 - SP2 - North Wessex Downs AONB
 - SP3 - Settlement Hierarchy
- 1.6 Policy SP1 identifies a strategy (with which we agree in principle) that includes the provision of appropriate and sustainable growth within the North Wessex Downs AONB spatial area. This objective is repeated in Policy SP2.
- 1.7 Policy SP2 is also clear (and we again agree) that development within each spatial area will follow the districtwide settlement hierarchy, which takes account of the function and sustainability of settlements.
- 1.8 Policy SP3 identifies this settlement hierarchy (see **Appendix 1**) identifying Pangbourne as one of six ‘Rural Service Centres’ i.e. settlements acknowledged by the Council to benefit from a good range of key services and opportunities for employment, community and education, serving a wide catchment area and containing reasonable accessibility and regular public transport provided to a number of destinations (and behind only the Urban Areas of Newbury, Thatcham and the Eastern Urban Area in terms of sustainability). At **Appendix 2** to this representation we have re-provided the ‘Audit Matrix and Settlement Scores’ for each village as produced by the Council. At **Appendix 3** we have provided, for ease of reference, an extract of Policy SP15 itself.
- 1.9 Pangbourne, notably, and unlike the other Rural Service Centres such as Burghfield Common and Lambourn, has a mainline railway station providing access to Oxford, Reading and London. This is a significant sustainability benefit and makes it even more important as a location for some residential development.

- 1.10 The locational and policy advantages of Pangbourne are identified on the ‘Constraints Plan for Pangbourne’ taken from the West Berkshire Interactive Map and re-provided at **Appendix 4**.
- 1.11 Policy SP15 proposes to make allocations of between 15 and 140 homes on sites in the North Wessex Downs AONB area at Hermitage, Compton, Lambourn, Chieveley and Kintbury, and to make further smaller allocations of between 5 and 20 units at Lambourn, Bradfield Southend, Great Shefford and Hermitage. However, it makes no allocations at all at Pangbourne despite it having the fourth highest settlement score according to the Council’s own Audit Matrix and Settlement Scores i.e. the Plan makes residential allocations at locations that the Council itself accepts are less sustainable than Pangbourne. This approach is wholly unjustified, inappropriate, internally inconsistent and unsound, resulting in a Plan that does not meet or consider the needs of Pangbourne, and with an unsustainable pattern of development that fails to recognise the inherent sustainability of the settlement of Pangbourne.
- 1.12 The plan below, which uses the West Berkshire Core Strategy Key Diagram as its base but which we have annotated, show the levels of housing proposed in the Plan at the various settlements within the North Wessex Downs AONB area. As can be quickly appreciated from this plan, a relatively significant quantum of housing is proposed at a range of lower level settlements whilst Pangbourne, despite being one of the most sustainable locations in this part of the district (and the district as a whole), is allocated with no housing despite the availability of appropriate sites, most specifically Site PAN8 as referenced further in these representations.



2. Why Pangbourne Needs Housing

- 2.1 Beyond existing commitments, the failure to allocate any additional housing at Pangbourne in the Plan means that no additional provision is made to meet local housing needs over the 17-years covered (2022 to 2039). Over this period, the reliance only on existing commitments (53 dwellings) equates to housing growth at Pangbourne of only 3 dwellings per annum (dpa).
- 2.2 Delivery of 53 dwellings would accommodate population growth over the Plan period of around 127 persons (based on an assumed 2.4 persons per household) - broadly a population change of 7 persons per annum. However, Census 2011 and Office for National Statistics (ONS) Mid Year Estimates (MYEs) indicate that Pangbourne's population has increased by an average of 35 persons per annum between 2011 and 2019 (a total change of 277 total persons) – a rate of change very meaningfully greater than that provided for in the Plan. Analysis of the Census 2011 and the MYEs also indicates that the resident population of Pangbourne Parish has consistently been around 2% of West Berkshire's total resident population.
- 2.3 The Council's monitoring data confirms that over the five monitoring years (2015/16 to 2018/19), an average of 11 dpa have been delivered at Pangbourne. Over a longer 10-year monitoring period (2009/10 to 2018/19), an average of 8 dpa have been delivered.
- 2.4 Overall, trend analysis would suggest that housing growth of at least 8 - 11 dpa would be required at Pangbourne to support the continuation of trend-based population change over the Plan period. This equates to delivery of between 136 and 187 dwellings over the Plan period, with the mid-point being 10 dpa (or 162 dwellings over the Plan period).
- 2.5 Notably, 2% of the Policy SP12 minimum housing target for the District (513-538 dpa) equates to 10-11 dpa (or 170-187 dwellings over the Plan period) - a level of growth broadly similar to housing growth trends at Pangbourne but a figure which also includes an appropriate affordability and 'significantly boosting' housing growth uplift. Indeed, Land Registry housing affordability indicators show that median house prices at Pangbourne (£579k for the year ending December 2019) are meaningfully higher than West Berkshire as a whole (£392k for the year ending December 2019).
- 2.6 Provision of only around 3 dpa at Pangbourne, relying on existing commitments only, is therefore wholly inappropriate and unsound and will not, contrary to Policy SP1, provide for appropriate and sustainable growth that has regard to the district-wide settlement hierarchy. The approach is also inconsistent with national policy which states (National Planning Policy Framework paragraph 78) that housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 2.7 It is acknowledged within the AONB that the scale and extent of development should be limited (Framework paragraph 176) but as outlined above, delivery of only 3 dpa within one of the district's most sustainable Rural Service Centres is a level of growth which is significantly below that required to meet local market and affordable housing needs, and maintain the settlement's vitality over the Plan period, and beyond.
- 2.8 Delivery of at least 10 - 11 dpa (170-187 dwellings over the Plan period) should, therefore, be proactively planned for at Pangbourne. In addition to the 53 homes that already form commitments at Pangbourne, land to accommodate between 109 and 151 additional dwellings should be allocated within the Local Plan. As outlined later in these representations, Site Ref PAN8 can contribute towards meeting these local housing needs.

3. Sites Allocated for Development in the North Wessex Downs AONB

3.1 As referenced previously, the Council’s approach to the allocation of sites within the North Wessex Downs AONB area is unsound given the wholly unjustified absence of any provision at the highly sustainable settlement of Pangbourne. To demonstrate this further, and the conflict it creates with the Plan’s own Vision and spatial strategy, we have undertaken an assessment of those sites that are proposed to be allocated in Policy SP 15. This assessment provides the following for each of these sites:

- a. Site allocation plan – West Berkshire Council.
- b. Site allocation policy – West Berkshire Council
- c. Aerial photograph to show the site in context
- d. Settlement Hierarchy and HELAA designation
- e. Environmental designations
- f. Our high level commentary on planning history and qualities of the site

3.2 Of the six ‘Large sites’ (1ha or larger) that have been allocated two sites:

- RSA 18 Compton; and
- RSA 20 Charlotte Close, Hermitage

have planning permission and we cannot therefore question them.

3.3 Of the four ‘Small and Medium sites’ (less than 1 ha) that have been allocated two sites:

- RSA 15 Newbury Road Lambourne; and
- RSA 21 Land to the south east of the Old Farmhouse at Hermitage

also have planning permission and we cannot now question these.

3.4 As such, our assessment focusses on the six remaining proposed allocations. This allows a relative assessment to be carried out with Site Ref: PAN8 at Pangbourne. From this, it can clearly be seen that the allocated sites are in materially less sustainable locations, are less well-located having regard to their relationship with existing settlements, and have similar / greater landscape and / or ecological impacts. Accordingly, the allocation of these sites, in the absence of an appropriate allocation at the materially more sustainable Pangbourne, does not comply with the strategic objectives of the Plan and in particular Policies SP1, SP2 and SP3. **Appendix 5** of this representation is the analysis of these sites according to the criteria set out in paragraph 3.1 above. In summary, however, we note the following in relation to these 6 sites:

- RSA 14 Lynch Lane, Lambourn – (Current Policy Ref HSA 19) - Lambourn is a settlement that is materially less sustainable than Pangbourne. It is a site originally allocated in the Housing Site Allocations DPD (201) (“HSADPD”) but it is constrained by a number of environmental factors including flood risk associated with the River Lambourn to the north and a SSSI. In addition, on the basis that this site was originally allocated in the HSADPD but has still not been developed, its deliverability must be questioned.
- RSA 17 Land at Chieveley Glebe – This site comprises ribbon development at a village with a low sustainability score (26) in the Council’s own Audit Matrix and Settlement Scores.

- RSA 22 Land adjacent Station Road, Hermitage – A large extension (34 homes) to a village with a low sustainability score in the Council’s Audit Matrix and Settlement Scores (24).
- RSA 23 Land adjacent to The Haven, Kintbury – A relatively incongruous extension to a well-established settlement boundary, at a settlement that scored only 29 in the Council’s Audit Matrix and Settlement Scores paper.
- RSA 16 Land north of South End Road, Bradfield Southend – A large extension(20 homes) to a village with a low Settlement Score (21) as identified in the Council’s Audit Matrix and Settlement Scores document. The northern boundary of the site is undefined by physical features and it has a poor site access.
- RSA 19 Land west of Spring Meadows, Great Shefford – An exposed and relatively incongruous extension to a small village with a low Settlement Score (22) as set out in the Council’s Audit Matrix and Settlement Scores document.

3.5 We consider that the allocation of these sites, in the absence of the allocation of any new development at the materially more sustainable settlement of Pangbourne (that scores 40 in the Council’s Audit Matrix and Settlement Scores document), and specifically Site PAN8, means that Policy SP15 conflicts with the Council’s Vision and spatial strategy, and the objectives of Policies SP1, SP2 and SP3, and is unsound. For comparison, Section 4 of these representations assesses the PAN8 site at Pangbourne against the same criteria applied to the above sites.

4. The Merits of Land to the North of Sheffield Close in Pangbourne (PAN8)

- 4.1 For all of the reasons identified previously, and elsewhere in our representations, it is evident that provision must be made for additional housing at Pangbourne. In this regard, the only realistic site that is available for any meaningful quantum of residential development is site reference PAN8, which is accessed from Sheffield Place.
- 4.2 This site is gently undulating land that is well-screened by existing trees and hedges. It is a short walk from the centre of Pangbourne, via a pedestrian ramp that abuts Pangbourne Hill in the south east corner of Sheffield Place. It will form a natural extension to the village. It is also in close proximity to Pangbourne railway station, that provides access to services to Reading and Oxford.
- 4.3 The ‘West Berkshire Landscape Sensitivity Assessment 2011 – Site Reports PAN 002’ considered the merits, in landscape terms, of the large open field (as it was then) that ran from Pangbourne Hill in the south to the railway line in the north. This concluded that development was possible in this location, recommending more specifically that:

“Recommendations

- Development on this site should be subject to the following constraints to ensure the protection and enhancement of the AONB:*
- The mass and scale of development should not be visually intrusive and must not detract from views of the Thames valley and the Chilterns*
- The western boundary should be planted with a linear woodland designed to respect the local topography and vegetation pattern and contain the settlement*
- The continuous bank and tree cover along Pangbourne Hill/Road should not be broken to provide access to the site*
- The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate*
- The layout should work with the grain of the topography and be restricted to lower slopes below the 75m AOD contour, or 70m AOD where the site is more visually exposed.”*

- 4.4 Since that Recommendation was made, the residential development (now known as Sheffield Place) has been completed together with significant woodland planting along the western boundary and across the ridge at the top of the valley at the northern end of the Site, that runs from west to east. This development and planting has transformed the Site and it is now well-enclosed.
- 4.5 The site is located to the west of Riverview Road, and so is substantially above the flood plain. The Landscape Sensitivity Assessment that was undertaken by West Berkshire Council in 2011 indicated that development should be restricted to land below the 75m AOD contour. The development of Sheffield Place has adhered to this guide, as could proposed development of the PAN8 site. The overall site has an area of approx. 5.6 ha, including the existing woodland planting areas. Proposed development would occupy only 50% of the site and could accommodate either:
- Approximately 39 dwellings comprising a mix of two storey houses and flats; or
 - A 75-bed senior living Care Home together with approximately 28 dwellings.
- 4.6 Both would include a policy-compliant level of affordable housing.
- 4.7 These alternative concepts are shown graphically on the masterplans below:



- a. General needs housing providing 39 dwellings, of which a proportion will be affordable.

- - - Footpath link to village centre



- b. A senior living led development comprising a 75 bed care home with 11 bungalows; and 28 general needs houses, of which a proportion will be affordable.

- - - Footpath link to village centre

4.8 **Appendix 6** is an analysis of the site according to the criteria set out in paragraph 3.1 of these representations.

4.9 The Council's HELAA concludes that Site PAN8 was unsuitable for housing for the following three reasons (the last two of which both relate to landscape matters):

"Development would impact upon local highway network.

Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.

Concerns that development will result in harm to the natural beauty and special qualities of the AONB."

4.10 We do not accept that any of these reasons can be substantiated, as we have set out previously to the Council.

4.11 To demonstrate this further, we have produced reports that address each of issues (which are appended) and summarised in the following sections of this representation.

5. Landscape Impact / Impact on the AONB

- 5.1 A Preliminary Landscape and Visual Appraisal (PLVA) has been undertaken by EDP (see **Appendix 7**) which notes, inter alia, that the findings of the Council's HELAA contain a number of inaccuracies in relation to landscape matters, which are summarised as follows:
1. Site Location – the HELAA states that the site only abuts Pangbourne Settlement Boundary to the east, whereas Figure EDP 3.1 shows the southern boundary also abutting the settlement boundary;
 2. Landscape Capacity – the HELAA has assumed a capacity of 72 dwellings, whereas representations previously submitted state a maximum of 40 dwellings;
 3. Landscape Character – the HELAA states that a key issue for the site is potential significant harm to the special qualities of the AONB. However, the baseline study identified that development of the site would not be likely to affect the special qualities and that any relevant key issues can be mitigated through good design;
 4. Landscape Character – the HELAA identified the site within the incorrect Landscape Type and Character Area within the West Berkshire Landscape Character Assessment (August 2019). Conclusions are, therefore, made on the basis of incorrect baseline information and cannot be relied upon;
 5. Visual Amenity – conclusions relevant to the visual amenity of the site appear to have been made on the findings of the Landscape Sensitivity Assessment carried out in 2011 i.e. before the significant woodland planting within the site was implemented and omitting nine years of growth of the surrounding vegetation. It is clear that no site visit has taken place since this date - a key omission in relation to the identified 'suitability conclusions'.
- 5.2 As a result, the PLVA considers that the basis on which the 'unsuitable' conclusion was made for Site Ref PAN8 is flawed and cannot be relied upon.
- 5.3 Furthermore, the PLVA concludes, inter alia, that:
1. due to the influence of a number of urbanising features within and adjacent to the site, it is considered to have a close relationship to the western urban edge of Pangbourne, rather than the rural landscape associated with the open downlands to the west;
 2. whilst the site is located within the North Wessex Downs AONB and in close proximity to the Chilterns AONB, the implementation of the suggested landscape strategy principles would ensure the identified Special Qualities of both are conserved and, where possible, enhanced;
 3. visually, the site is well-contained to the south and west by existing vegetation and topography;
 4. it is possible to develop a scheme which provides new housing while respecting the sensitivity of the site and thereby minimising adverse effects on landscape character and visual amenity; and
 5. in landscape and visual terms, the site has capacity to accommodate residential development following the landscape principles set out within the report, and as set out within the two masterplan options.

6. Highways Impact

6.1 A Transport Statement (2023) prepared by Bellamy Roberts is provided at **Appendix 8** and has been prepared in response to the assertions in the Council's HELAA as to the unacceptable impacts of development of the site on the highway network. In summary this report concludes that:

1. the adjacent development at Sheffield Close (35 dwellings) was granted planning permission by the Council (Ref. 15/03320/OUTMAJ) in 2016 based on 2015 traffic survey data. Although some concern was expressed at the time by the Local Highway Authority in relation to the junction of Pangbourne Hill and the A340, this concern was not sufficient to warrant a recommendation to refuse the scheme;
2. Pangbourne Beaver Properties Ltd commissioned a traffic survey at the Pangbourne Hill / A340 junction in 2023 to allow a comparison between the baseline data in 2015 to support the approved (and now constructed development) at Sheffield Close and now;
3. the 2023 traffic survey confirms that the overall traffic flows through this junction have reduced when compared to 2015, in both morning and evening peak hour periods;
4. the introduction of new development on Site Ref: PAN8 would (assuming 100% of vehicles travelled via the Pangbourne Hill / A340 junction) increase flows by circa 21-25 vehicles (2-way). However, such an increase would still not result in flows at this junction at 2015 levels. In other words, current flows plus flows generated by the development of Site Ref: PAN 8 would not result in the traffic flows being greater than the 2015 flows;
5. consideration was also given to the accident rate at this junction and it was found there has been no material change in the number of accidents and circumstances that has occurred along the local road network between 2015 and 2023;
6. as such if the Local Highway Authority is to be consistent in its approach, it should reach the same conclusion as it did in 2015 i.e. that development can take place without unacceptable highways impacts;
7. the access to the site would be safe and suitable for all users; and
8. the traffic impact would not be severe and it would not be any worse than it was when permission was granted for 35 dwellings in 2015. As such in considering Site Ref: PAN8, there are no valid highway reasons to find the site suitable for residential development.

7. Conclusion

- 7.1 This representation and its associated appendices sets out why Policy SP15 of the Plan is unsound.
- 7.2 Policy SP15 fails to make any development allocations at Pangbourne despite the settlement's need for development, its inherent sustainability as a Rural Service Centre which benefits also from a railway station, and contrary to the Vision, objectives and spatial strategy set out in the Plan.
- 7.3 Whilst failing make any allocations at Pangbourne, Policy SP15 somewhat inexplicably makes a series of allocations in the North Wessex Downs AONB area at settlements that are significantly less sustainable than Pangbourne. Furthermore, these sites would have environmental impacts that are similar to or often greater than Site PAN8 at Pangbourne.
- 7.4 The allocation of PAN 8 would have the following benefits:
- provide either a senior living-led development or family housing including 40% affordable units in a sustainable location;
 - pedestrian access to the village centre via the south east corner of Sheffield Close which links onto Pangbourne Hill;
 - the existing woodland and boundary planting creates a well-enclosed site with limited impact on the AONB and in a well landscaped setting;
 - existing overhead electricity cables that are visually intrusive and detrimental to the setting of the site can be placed underground; and
 - an area of replacement grassland can be established to provide a replacement for the lost grassland and provide 10% biodiversity net gain.
- 7.5 We have additionally demonstrated that the reasons identified in the Council's HELAA for discounting Site Ref: PAN8 cannot be substantiated and as such provide no justifiable reason for not making this allocation at Pangbourne.

Proposed Changes

- 7.6 For the reasons set out in these representations, the approach to housing provision in the North Wessex AONB area as set out in Policy SP15, which makes no provision for development at Pangbourne, is fundamentally unsound.
- 7.7 It should be corrected through a review of the approach to the allocation of sites in the North Wessex AONB area and specifically, the allocation of Site PAN8 at Pangbourne, as the most sustainable location for development in this spatial area. We include a plan below, using the same style and legend as the other allocations in the Local Plan, to identify how this allocation might be taken forward in the Plan.



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**West Berkshire Local Plan Review 2022-2039****Proposed Submission Representation Form****Ref:***(For official use only)*

Please complete online or return this form to:	Online: http://consult.westberks.gov.uk/kse
	By email: planningpolicy@westberks.gov.uk
	By post: Planning Policy, Development and Regulation, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	4:30pm on Friday 3 March 2023

This form has two parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make

PART A: Your Details

Please note the following:

- *We cannot register your representation without your details.*
- *Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*
- *All information will be sent for examination by an independent inspector*
- *All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>*

	Your details	Agent's details (if applicable)
Title:		
First Name:*		Adam
Last Name:*		Ross
Job title (where relevant):		Executive Director
Organisation (where relevant):	Pangbourne Beaver Properties Ltd	Nexus Planning Ltd
Address* <i>Please include postcode:</i>	c/o Daniel and Gilbert, 3 High Street, Pangbourne Reading RG8 7AE	3 rd Floor, Suite 3, Apex Plaza 3 Forbury Road, Reading RG1 1AX
Email address:*		
Telephone number:		

Part B – Your Representation***Please use a separate sheet for each representation***

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s) as there will **not normally** be a subsequent opportunity to make further representations, **further submissions will ONLY be at the request of the Inspector, based on the matters and issues they identify for examination.***

Your name or organisation (and client if you are an agent):	Adam Ross – Nexus Planning Ltd, agent on behalf of Pangbourne Beaver Properties Ltd c/o Daniel and Gilbert
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Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	
Policy:	Policy SP15 - Sites allocated for residential development in North Wessex Downs AONB
Appendix:	
Policies Map:	
Other:	

1. Legally Compliant

Please see the guidance notes for an explanation of what 'legally compliant' means.

Do you consider the Local Plan Review is legally compliant?

Yes

☐

No

☐

Please give reasons for your answer:

2. Soundness

Please see the guidance notes for an explanation of what 'soundness' means.

Do you consider the Local Plan Review is sound?

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF)

Please tick all that apply:

NPPF criteria	Yes	No
Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development		
Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		X
Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground		X
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		X

Please give reasons for your answer:

Please see the attached document.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

☐

No

☐

Please give reasons for your answer:

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the LPR legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see the attached document.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?

Yes

X

No

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

It is important for the Inspector to fully understand the existing flaws with the Plan with specific regard to Pangbourne. This can be best achieved by us presenting oral evidence to the Inspector.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply:

Tick

The submission of the Local Plan Review for Independent Examination	✓
The publication of the report of the Inspector appointed to carry out the examination	✓
The adoption of the Local Plan Review	✓

Please ensure that we have either an up to date email address or postal address at which we can contact you. You can amend your contact details by logging onto your account on the Local Plan Consultation Portal or by contacting the Planning Policy team.

Signature		Date	2nd March 2023
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Your completed representations must be received by the Council by 4:30pm on Friday 3 March 2023.

West Berkshire Local Plan Review 2022-2039 – Regulation 19 Consultation

Representation to Policy SP15

ON BEHALF OF PANGBOURNE BEAVER PROPERTIES LTD

March 2023

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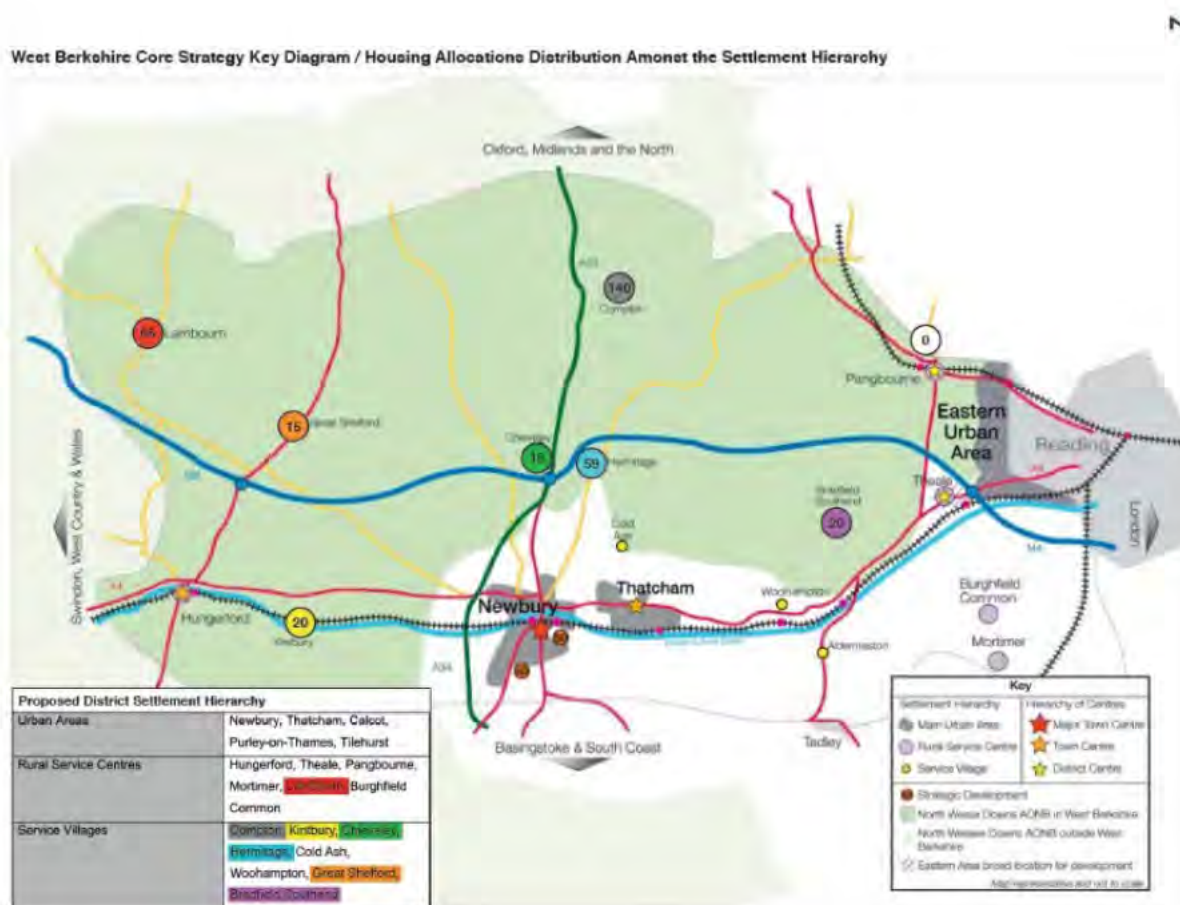
Appendices

1	Proposed District Settlement Hierarchy Table 6 from the Local Plan Reg 19
2	Audit Matrix and Settlement Scores Appendix 3 from West Berkshire Evidence Base – Settlement Hierarchy Appendix 3.
3	Policy SP15 Sites allocated for residential development in the North Wessex Downs AONB – from the Local Plan Reg 19.
4	Constraints Plan for Pangbourne from the West Berkshire Interactive Map
5	Analysis of allocated sites prepared by Nexus Planning
6	Analysis of PAN 8 prepared by Nexus Planning
7	Preliminary Landscape and Visual Appraisal prepared by EDP
8	Transport Statement by Bellamy Roberts

1. Summary

- 1.1 These representations have been prepared by Nexus Planning on behalf of Pangbourne Beaver Properties Ltd, in response to the West Berkshire Local Plan Review 2022-2039 – Regulation 19 consultation (“the Plan”).
- 1.2 We object to Policy SP15 as the site allocations made therein are internally inconsistent with the identified spatial strategy and settlement hierarchy as set out elsewhere in the Plan.
- 1.3 Given the Council’s acceptance that some residential development is justified / necessary in the North Wessex Downs AONB area (a conclusion with which we agree), we object to the subsequent failure of the Plan to allocate any development at Pangbourne (a Rural Service Centre as identified in Policy SP3) whilst allocating development in materially less sustainable locations, and on sites that are far less logical / justifiable than Site Ref: PAN8 at Pangbourne (Land to the north of Sheffield Place) as identified in the HELAA 2020 (updated in 2023). Site Ref: PAN8 adjoins the existing settlement of Pangbourne to the east and to the south, is within easy walking distance of Pangbourne railway station and the village centre, and sits well within the landscape.
- 1.4 We can only assume that the failure to allocate Site PAN8, the only material site available at Pangbourne, is based on the conclusions of the Council’s HELAA 2020 / 2023. However, we submitted representations to that document in 2020 identifying fundamental flaws and inaccuracies in relation to its conclusions relevant to Site PAN8 - flaws / inaccuracies that have not been either acknowledged or subsequently corrected. As a consequence, this site has not been allocated for development and as a result, Pangbourne has not been allocated any growth despite the Council’s acceptance of the need for development in the North Wessex Downs AONB, and the inherent sustainability of Pangbourne as a settlement.
- 1.5 We support the Vision and Strategic Objectives that are set out in Section 3 of the Plan, and the three key policies upon which the ‘Place-Based Approach’ is structured. However, the allocations made in the Plan do not accord with the identified Vision / Objectives / Policies and accordingly we have additionally submitted objections to the following policies:
- SP1 - The Spatial Strategy
 - SP2 - North Wessex Downs AONB
 - SP3 - Settlement Hierarchy
- 1.6 Policy SP1 identifies a strategy (with which we agree in principle) that includes the provision of appropriate and sustainable growth within the North Wessex Downs AONB spatial area. This objective is repeated in Policy SP2.
- 1.7 Policy SP2 is also clear (and we again agree) that development within each spatial area will follow the districtwide settlement hierarchy, which takes account of the function and sustainability of settlements.
- 1.8 Policy SP3 identifies this settlement hierarchy (see **Appendix 1**) identifying Pangbourne as one of six ‘Rural Service Centres’ i.e. settlements acknowledged by the Council to benefit from a good range of key services and opportunities for employment, community and education, serving a wide catchment area and containing reasonable accessibility and regular public transport provided to a number of destinations (and behind only the Urban Areas of Newbury, Thatcham and the Eastern Urban Area in terms of sustainability). At **Appendix 2** to this representation we have re-provided the ‘Audit Matrix and Settlement Scores’ for each village as produced by the Council. At **Appendix 3** we have provided, for ease of reference, an extract of Policy SP15 itself.
- 1.9 Pangbourne, notably, and unlike the other Rural Service Centres such as Burghfield Common and Lambourn, has a mainline railway station providing access to Oxford, Reading and London. This is a significant sustainability benefit and makes it even more important as a location for some residential development.

- 1.10 The locational and policy advantages of Pangbourne are identified on the 'Constraints Plan for Pangbourne' taken from the West Berkshire Interactive Map and re-provided at **Appendix 4**.
- 1.11 Policy SP15 proposes to make allocations of between 15 and 140 homes on sites in the North Wessex Downs AONB area at Hermitage, Compton, Lambourn, Chieveley and Kintbury, and to make further smaller allocations of between 5 and 20 units at Lambourn, Bradfield Southend, Great Shefford and Hermitage. However, it makes no allocations at all at Pangbourne despite it having the fourth highest settlement score according to the Council's own Audit Matrix and Settlement Scores i.e. the Plan makes residential allocations at locations that the Council itself accepts are less sustainable than Pangbourne. This approach is wholly unjustified, inappropriate, internally inconsistent and unsound, resulting in a Plan that does not meet or consider the needs of Pangbourne, and with an unsustainable pattern of development that fails to recognise the inherent sustainability of the settlement of Pangbourne.
- 1.12 The plan below, which uses the West Berkshire Core Strategy Key Diagram as its base but which we have annotated, show the levels of housing proposed in the Plan at the various settlements within the North Wessex Downs AONB area. As can be quickly appreciated from this plan, a relatively significant quantum of housing is proposed at a range of lower level settlements whilst Pangbourne, despite being one of the most sustainable locations in this part of the district (and the district as a whole), is allocated with no housing despite the availability of appropriate sites, most specifically Site PAN8 as referenced further in these representations.



2. Why Pangbourne Needs Housing

- 2.1 Beyond existing commitments, the failure to allocate any additional housing at Pangbourne in the Plan means that no additional provision is made to meet local housing needs over the 17-years covered (2022 to 2039). Over this period, the reliance only on existing commitments (53 dwellings) equates to housing growth at Pangbourne of only 3 dwellings per annum (dpa).
- 2.2 Delivery of 53 dwellings would accommodate population growth over the Plan period of around 127 persons (based on an assumed 2.4 persons per household) - broadly a population change of 7 persons per annum. However, Census 2011 and Office for National Statistics (ONS) Mid Year Estimates (MYEs) indicate that Pangbourne's population has increased by an average of 35 persons per annum between 2011 and 2019 (a total change of 277 total persons) – a rate of change very meaningfully greater than that provided for in the Plan. Analysis of the Census 2011 and the MYEs also indicates that the resident population of Pangbourne Parish has consistently been around 2% of West Berkshire's total resident population.
- 2.3 The Council's monitoring data confirms that over the five monitoring years (2015/16 to 2018/19), an average of 11 dpa have been delivered at Pangbourne. Over a longer 10-year monitoring period (2009/10 to 2018/19), an average of 8 dpa have been delivered.
- 2.4 Overall, trend analysis would suggest that housing growth of at least 8 - 11 dpa would be required at Pangbourne to support the continuation of trend-based population change over the Plan period. This equates to delivery of between 136 and 187 dwellings over the Plan period, with the mid-point being 10 dpa (or 162 dwellings over the Plan period).
- 2.5 Notably, 2% of the Policy SP12 minimum housing target for the District (513-538 dpa) equates to 10-11 dpa (or 170-187 dwellings over the Plan period) - a level of growth broadly similar to housing growth trends at Pangbourne but a figure which also includes an appropriate affordability and 'significantly boosting' housing growth uplift. Indeed, Land Registry housing affordability indicators show that median house prices at Pangbourne (£579k for the year ending December 2019) are meaningfully higher than West Berkshire as a whole (£392k for the year ending December 2019).
- 2.6 Provision of only around 3 dpa at Pangbourne, relying on existing commitments only, is therefore wholly inappropriate and unsound and will not, contrary to Policy SP1, provide for appropriate and sustainable growth that has regard to the district-wide settlement hierarchy. The approach is also inconsistent with national policy which states (National Planning Policy Framework paragraph 78) that housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 2.7 It is acknowledged within the AONB that the scale and extent of development should be limited (Framework paragraph 176) but as outlined above, delivery of only 3 dpa within one of the district's most sustainable Rural Service Centres is a level of growth which is significantly below that required to meet local market and affordable housing needs, and maintain the settlement's vitality over the Plan period, and beyond.
- 2.8 Delivery of at least 10 - 11 dpa (170-187 dwellings over the Plan period) should, therefore, be proactively planned for at Pangbourne. In addition to the 53 homes that already form commitments at Pangbourne, land to accommodate between 109 and 151 additional dwellings should be allocated within the Local Plan. As outlined later in these representations, Site Ref PAN8 can contribute towards meeting these local housing needs.

3. Sites Allocated for Development in the North Wessex Downs AONB

3.1 As referenced previously, the Council’s approach to the allocation of sites within the North Wessex Downs AONB area is unsound given the wholly unjustified absence of any provision at the highly sustainable settlement of Pangbourne. To demonstrate this further, and the conflict it creates with the Plan’s own Vision and spatial strategy, we have undertaken an assessment of those sites that are proposed to be allocated in Policy SP 15. This assessment provides the following for each of these sites:

- a. Site allocation plan – West Berkshire Council.
- b. Site allocation policy – West Berkshire Council
- c. Aerial photograph to show the site in context
- d. Settlement Hierarchy and HELAA designation
- e. Environmental designations
- f. Our high level commentary on planning history and qualities of the site

3.2 Of the six ‘Large sites’ (1ha or larger) that have been allocated two sites:

- RSA 18 Compton; and
- RSA 20 Charlotte Close, Hermitage

have planning permission and we cannot therefore question them.

3.3 Of the four ‘Small and Medium sites’ (less than 1 ha) that have been allocated two sites:

- RSA 15 Newbury Road Lambourne; and
- RSA 21 Land to the south east of the Old Farmhouse at Hermitage

also have planning permission and we cannot now question these.

3.4 As such, our assessment focusses on the six remaining proposed allocations. This allows a relative assessment to be carried out with Site Ref: PAN8 at Pangbourne. From this, it can clearly be seen that the allocated sites are in materially less sustainable locations, are less well-located having regard to their relationship with existing settlements, and have similar / greater landscape and / or ecological impacts. Accordingly, the allocation of these sites, in the absence of an appropriate allocation at the materially more sustainable Pangbourne, does not comply with the strategic objectives of the Plan and in particular Policies SP1, SP2 and SP3. **Appendix 5** of this representation is the analysis of these sites according to the criteria set out in paragraph 3.1 above. In summary, however, we note the following in relation to these 6 sites:

- RSA 14 Lynch Lane, Lambourn – (Current Policy Ref HSA 19) - Lambourn is a settlement that is materially less sustainable than Pangbourne. It is a site originally allocated in the Housing Site Allocations DPD (201) (“HSADPD”) but it is constrained by a number of environmental factors including flood risk associated with the River Lambourn to the north and a SSSI. In addition, on the basis that this site was originally allocated in the HSADPD but has still not been developed, its deliverability must be questioned.
- RSA 17 Land at Chieveley Glebe – This site comprises ribbon development at a village with a low sustainability score (26) in the Council’s own Audit Matrix and Settlement Scores.

- RSA 22 Land adjacent Station Road, Hermitage – A large extension (34 homes) to a village with a low sustainability score in the Council’s Audit Matrix and Settlement Scores (24).
- RSA 23 Land adjacent to The Haven, Kintbury – A relatively incongruous extension to a well-established settlement boundary, at a settlement that scored only 29 in the Council’s Audit Matrix and Settlement Scores paper.
- RSA 16 Land north of South End Road, Bradfield Southend – A large extension(20 homes) to a village with a low Settlement Score (21) as identified in the Council’s Audit Matrix and Settlement Scores document. The northern boundary of the site is undefined by physical features and it has a poor site access.
- RSA 19 Land west of Spring Meadows, Great Shefford – An exposed and relatively incongruous extension to a small village with a low Settlement Score (22) as set out in the Council’s Audit Matrix and Settlement Scores document.

3.5 We consider that the allocation of these sites, in the absence of the allocation of any new development at the materially more sustainable settlement of Pangbourne (that scores 40 in the Council’s Audit Matrix and Settlement Scores document), and specifically Site PAN8, means that Policy SP15 conflicts with the Council’s Vision and spatial strategy, and the objectives of Policies SP1, SP2 and SP3, and is unsound. For comparison, Section 4 of these representations assesses the PAN8 site at Pangbourne against the same criteria applied to the above sites.

4. The Merits of Land to the North of Sheffield Close in Pangbourne (PAN8)

- 4.1 For all of the reasons identified previously, and elsewhere in our representations, it is evident that provision must be made for additional housing at Pangbourne. In this regard, the only realistic site that is available for any meaningful quantum of residential development is site reference PAN8, which is accessed from Sheffield Place.
- 4.2 This site is gently undulating land that is well-screened by existing trees and hedges. It is a short walk from the centre of Pangbourne, via a pedestrian ramp that abuts Pangbourne Hill in the south east corner of Sheffield Place. It will form a natural extension to the village. It is also in close proximity to Pangbourne railway station, that provides access to services to Reading and Oxford.
- 4.3 The ‘West Berkshire Landscape Sensitivity Assessment 2011 – Site Reports PAN 002’ considered the merits, in landscape terms, of the large open field (as it was then) that ran from Pangbourne Hill in the south to the railway line in the north. This concluded that development was possible in this location, recommending more specifically that:

“Recommendations

- Development on this site should be subject to the following constraints to ensure the protection and enhancement of the AONB:*
- The mass and scale of development should not be visually intrusive and must not detract from views of the Thames valley and the Chilterns*
- The western boundary should be planted with a linear woodland designed to respect the local topography and vegetation pattern and contain the settlement*
- The continuous bank and tree cover along Pangbourne Hill/Road should not be broken to provide access to the site*
- The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate*
- The layout should work with the grain of the topography and be restricted to lower slopes below the 75m AOD contour, or 70m AOD where the site is more visually exposed.”*

- 4.4 Since that Recommendation was made, the residential development (now known as Sheffield Place) has been completed together with significant woodland planting along the western boundary and across the ridge at the top of the valley at the northern end of the Site, that runs from west to east. This development and planting has transformed the Site and it is now well-enclosed.
- 4.5 The site is located to the west of Riverview Road, and so is substantially above the flood plain. The Landscape Sensitivity Assessment that was undertaken by West Berkshire Council in 2011 indicated that development should be restricted to land below the 75m AOD contour. The development of Sheffield Place has adhered to this guide, as could proposed development of the PAN8 site. The overall site has an area of approx. 5.6 ha, including the existing woodland planting areas. Proposed development would occupy only 50% of the site and could accommodate either:
- Approximately 39 dwellings comprising a mix of two storey houses and flats; or
 - A 75-bed senior living Care Home together with approximately 28 dwellings.
- 4.6 Both would include a policy-compliant level of affordable housing.
- 4.7 These alternative concepts are shown graphically on the masterplans below:

- a. General needs housing providing 39 dwellings, of which a proportion will be affordable.

- - - Footpath link to village centre

- b. A senior living led development comprising a 75 bed care home with 11 bungalows; and 28 general needs houses, of which a proportion will be affordable.

- - - Footpath link to village centre

4.8 **Appendix 6** is an analysis of the site according to the criteria set out in paragraph 3.1 of these representations.

4.9 The Council's HELAA concludes that Site PAN8 was unsuitable for housing for the following three reasons (the last two of which both relate to landscape matters):

"Development would impact upon local highway network.

Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.

Concerns that development will result in harm to the natural beauty and special qualities of the AONB."

4.10 We do not accept that any of these reasons can be substantiated, as we have set out previously to the Council.

4.11 To demonstrate this further, we have produced reports that address each of issues (which are appended) and summarised in the following sections of this representation.

5. Landscape Impact / Impact on the AONB

- 5.1 A Preliminary Landscape and Visual Appraisal (PLVA) has been undertaken by EDP (see **Appendix 7**) which notes, inter alia, that the findings of the Council's HELAA contain a number of inaccuracies in relation to landscape matters, which are summarised as follows:
1. Site Location – the HELAA states that the site only abuts Pangbourne Settlement Boundary to the east, whereas Figure EDP 3.1 shows the southern boundary also abutting the settlement boundary;
 2. Landscape Capacity – the HELAA has assumed a capacity of 72 dwellings, whereas representations previously submitted state a maximum of 40 dwellings;
 3. Landscape Character – the HELAA states that a key issue for the site is potential significant harm to the special qualities of the AONB. However, the baseline study identified that development of the site would not be likely to affect the special qualities and that any relevant key issues can be mitigated through good design;
 4. Landscape Character – the HELAA identified the site within the incorrect Landscape Type and Character Area within the West Berkshire Landscape Character Assessment (August 2019). Conclusions are, therefore, made on the basis of incorrect baseline information and cannot be relied upon;
 5. Visual Amenity – conclusions relevant to the visual amenity of the site appear to have been made on the findings of the Landscape Sensitivity Assessment carried out in 2011 i.e. before the significant woodland planting within the site was implemented and omitting nine years of growth of the surrounding vegetation. It is clear that no site visit has taken place since this date - a key omission in relation to the identified 'suitability conclusions'.
- 5.2 As a result, the PLVA considers that the basis on which the 'unsuitable' conclusion was made for Site Ref PAN8 is flawed and cannot be relied upon.
- 5.3 Furthermore, the PLVA concludes, inter alia, that:
1. due to the influence of a number of urbanising features within and adjacent to the site, it is considered to have a close relationship to the western urban edge of Pangbourne, rather than the rural landscape associated with the open downlands to the west;
 2. whilst the site is located within the North Wessex Downs AONB and in close proximity to the Chilterns AONB, the implementation of the suggested landscape strategy principles would ensure the identified Special Qualities of both are conserved and, where possible, enhanced;
 3. visually, the site is well-contained to the south and west by existing vegetation and topography;
 4. it is possible to develop a scheme which provides new housing while respecting the sensitivity of the site and thereby minimising adverse effects on landscape character and visual amenity; and
 5. in landscape and visual terms, the site has capacity to accommodate residential development following the landscape principles set out within the report, and as set out within the two masterplan options.

6. Highways Impact

6.1 A Transport Statement (2023) prepared by Bellamy Roberts is provided at **Appendix 8** and has been prepared in response to the assertions in the Council's HELAA as to the unacceptable impacts of development of the site on the highway network. In summary this report concludes that:

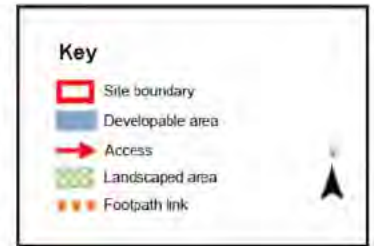
1. the adjacent development at Sheffield Close (35 dwellings) was granted planning permission by the Council (Ref. 15/03320/OUTMAJ) in 2016 based on 2015 traffic survey data. Although some concern was expressed at the time by the Local Highway Authority in relation to the junction of Pangbourne Hill and the A340, this concern was not sufficient to warrant a recommendation to refuse the scheme;
2. Pangbourne Beaver Properties Ltd commissioned a traffic survey at the Pangbourne Hill / A340 junction in 2023 to allow a comparison between the baseline data in 2015 to support the approved (and now constructed development) at Sheffield Close and now;
3. the 2023 traffic survey confirms that the overall traffic flows through this junction have reduced when compared to 2015, in both morning and evening peak hour periods;
4. the introduction of new development on Site Ref: PAN8 would (assuming 100% of vehicles travelled via the Pangbourne Hill / A340 junction) increase flows by circa 21-25 vehicles (2-way). However, such an increase would still not result in flows at this junction at 2015 levels. In other words, current flows plus flows generated by the development of Site Ref: PAN 8 would not result in the traffic flows being greater than the 2015 flows;
5. consideration was also given to the accident rate at this junction and it was found there has been no material change in the number of accidents and circumstances that has occurred along the local road network between 2015 and 2023;
6. as such if the Local Highway Authority is to be consistent in its approach, it should reach the same conclusion as it did in 2015 i.e. that development can take place without unacceptable highways impacts;
7. the access to the site would be safe and suitable for all users; and
8. the traffic impact would not be severe and it would not be any worse than it was when permission was granted for 35 dwellings in 2015. As such in considering Site Ref: PAN8, there are no valid highway reasons to find the site suitable for residential development.

7. Conclusion

- 7.1 This representation and its associated appendices sets out why Policy SP15 of the Plan is unsound.
- 7.2 Policy SP15 fails to make any development allocations at Pangbourne despite the settlement's need for development, its inherent sustainability as a Rural Service Centre which benefits also from a railway station, and contrary to the Vision, objectives and spatial strategy set out in the Plan.
- 7.3 Whilst failing make any allocations at Pangbourne, Policy SP15 somewhat inexplicably makes a series of allocations in the North Wessex Downs AONB area at settlements that are significantly less sustainable than Pangbourne. Furthermore, these sites would have environmental impacts that are similar to or often greater than Site PAN8 at Pangbourne.
- 7.4 The allocation of PAN 8 would have the following benefits:
- provide either a senior living-led development or family housing including 40% affordable units in a sustainable location;
 - pedestrian access to the village centre via the south east corner of Sheffield Close which links onto Pangbourne Hill;
 - the existing woodland and boundary planting creates a well-enclosed site with limited impact on the AONB and in a well landscaped setting;
 - existing overhead electricity cables that are visually intrusive and detrimental to the setting of the site can be placed underground; and
 - an area of replacement grassland can be established to provide a replacement for the lost grassland and provide 10% biodiversity net gain.
- 7.5 We have additionally demonstrated that the reasons identified in the Council's HELAA for discounting Site Ref: PAN8 cannot be substantiated and as such provide no justifiable reason for not making this allocation at Pangbourne.

Proposed Changes

- 7.6 For the reasons set out in these representations, the approach to housing provision in the North Wessex AONB area as set out in Policy SP15, which makes no provision for development at Pangbourne, is fundamentally unsound.
- 7.7 It should be corrected through a review of the approach to the allocation of sites in the North Wessex AONB area and specifically, the allocation of Site PAN8 at Pangbourne, as the most sustainable location for development in this spatial area. We include a plan below, using the same style and legend as the other allocations in the Local Plan, to identify how this allocation might be taken forward in the Plan.



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Appendix 1: Proposed District Settlement Hierarchy Table 6 from the Local Plan Reg 19

Table 6: Proposed District Settlement Hierarchy

Urban Areas	Newbury, Thatcham, Calcot, Purley-on-Thames, Tilehurst
Rural Service Centres	Hungerford, Theale, Pangbourne, Mortimer, Lambourn, Burghfield Common
Service Villages	Compton, Kintbury, Chieveley, Hermitage, Cold Ash, Woohampton, Great Shefford, Bradfield Southend

**Appendix 2: Audit Matrix and Settlement
Scores Appendix 3 from West Berkshire
Evidence Base - Settlement Hierarchy
Appendix 3.**

Appendix 3: Audit Matrix and Settlement Scores

Settlement boundaries	Post Office	Supermarket	Convenience store	School - Primary	School - Secondary	Village/community hall	Employment - PEA or 100+ registered business	General medical practice	Pharmacy	Proximity to major urban centre	Superfast broadband	Community Transport Scheme	Train station	Bus service - 30 mins	Bus Service - hourly	Bus service - 2-hourly	Public house	Dental surgery	Permanent library	Mobile Library Service	Sports/ recreation ground	Children's play area	Indoor sports / leisure facility	Play group/nursery	Place of worship	Score
<i>Criteria score + extra point > one key facility</i>	3	3	1	3	3	3	3	3	3	0-3	1	1	3	3	2	1	1	1	1	1	1	1	1	1	1	
Hungerford	3	3	4	3	3	4	4	3	3		1	1	3		2		1	1	1	1	1	1	1	1	1	46
Theale	3	3	4	3	3	3	4	3	3	1	1	1	3	3			1		1		1	1			1	43
Tadley/Pamber Heath	4	4	4	3		3	4	3	4		1			3			1	1	1		1	1		1	1	40
Pangbourne	3	3	4	4		3	3	3	3	1	1	1	3			1	1	1	1		1	1		1	1	40
Burghfield Common	3		4	3	3	3	3	3	3		1	1		3				1	1	1	1	1		1	1	37
Mortimer	3	3	3	3		4		3	4		1	1		3			1	1	1	1	1	1		1	1	36
Lambourn	3	3	4	3		3	3	3	3			1			2		1	1	1		1	1	1		1	35
Compton	3		3	3	3	3		3	3		1	1				1	1			1	1	1	1	1	1	31
Kintbury	3		3	3		4		3			1	1	3			1	1			1	1	1	1	1	1	29
Chieveley	3		3	3		3		3	3	1	1	1					1			1	1			1	1	26
Hermitage	3		3	3		3	3			1	1	1				1	1			1		1		1	1	24
Cold Ash	3		3	4		3				2	1	1					1			1	1	1		1	1	23
Woolhampton			4	3		3				2	1	1	3	3			1			1					1	23
Great Shefford	3		4	3		3					1	1				1	1			1	1	1		1	1	22
Streatley	3		3	3		3						1	3				1				1	1		1	1	21
Bradfield Southend	3		4	3		3					1	1					1			1	1	1		1	1	21
Stockcross	3		3	3		3				2	1	1				1				1	1	1			1	21
Aldermaston Wharf			3			3	3				1		3	3			1			1	1	1		1		21
Ashmore Green	3		3	3		3				2	1						1				1	1		1	1	20
Curridge			3	3		4	3			1	1	1				1	1				1			1		20
Upper Bucklebury			3	3		3	3			2	1	1					1			1	1					19
Yattendon	3		3	3		3				1	1	1					1				1				1	18
Aldermaston Village			4	3		3	3				1						1			1		1			1	18
Burghfield Village				3		3				1	1	1		3			1				1	1		1	1	17
Hampstead Norreys			3	3		3					1	1				1	1				1	1			1	16
Beenham				3		4					1	1					1			1	1			1	1	14
Upper Basildon				3		4					1	1					1			1	1	1			1	14
Tidmarsh						3	3				1	1	3				1								1	13
Wickham				3		3					1	1					1			1	1	1				12

Settlement boundaries	Post Office	Supermarket	Convenience store	School - Primary	School - Secondary	Village/community hall	Employment - PEA or 100+ registered business	General medical practice	Pharmacy	Proximity to major urban centre	Superfast broadband	Community Transport Scheme	Train station	Bus service - 30 mins	Bus Service - hourly	Bus service - 2-hourly	Public house	Dental surgery	Permanent library	Mobile Library Service	Sports/ recreation ground	Children's play area	Indoor sports / leisure facility	Play group/nursery	Place of worship	Score
East Ilsley				3							1	1				1	1			1	1				1	10
Brightwalton				3		3					1	1									1	1		1	1	12
Brimpton				3		3					1	1					1								1	10
Boxford						3				1	1					1	1			1	1	1			1	11
East Garston						3					1	1				1	1			1	1				1	10
Brightwalton Green				3		3					1	1									1	1			1	11
West Ilsley						3					1	1				1	1				1	1			1	10
Peasemore						3					1	1					1				1	1			1	9
Burghfield Bridge										2	1	1		3			1									8
Eastbury						3					1	1				1	1								1	8
Leckhampstead			3								1									1	1	1			1	8
Lower Basildon			3								1	1													1	6
Bradfield											1	1								1			1			4
Enborne Row											1					1	1									3

Appendix 3: Policy SP15 Sites allocated for residential development in the North Wessex Downs AONB - from the Local Plan Reg 19

Local Plan Review 2022-2039 Proposed Submission

Sites allocated for residential and mixed-use development in the North Wessex Downs AONB

Policy SP15

Sites allocated for residential development in North Wessex Downs AONB

Development in the North Wessex Downs will be allocated as follows:

Large sites (1ha or larger)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA14	HSA19	Land adjoining Lynch Lane, Lambourn	60
RSA17		Land at Chieveley Glebe	15
RSA18	HSA23	Pirbright Institute site, High Street, Compton	140
RSA20	HSA24	Land off Charlotte Close, Hermitage	15
RSA22		Land adjacent Station Road, Hermitage	34
RSA23		Land adjacent to The Haven, Kintbury	20

Small and Medium sites (less than 1ha)

LPR Policy	Current Policy Ref.	Site Name	Approx no's
RSA15	HSA20	Land at Newbury Road, Lambourn	5
RSA16		Land north of South End Road, Bradfield Southend	20
RSA19		Land west of Spring Meadows, Great Shefford	15
RSA21	HSA25	Land to the south east of the Old Farmhouse	10

Total by Designated Neighbourhood Area

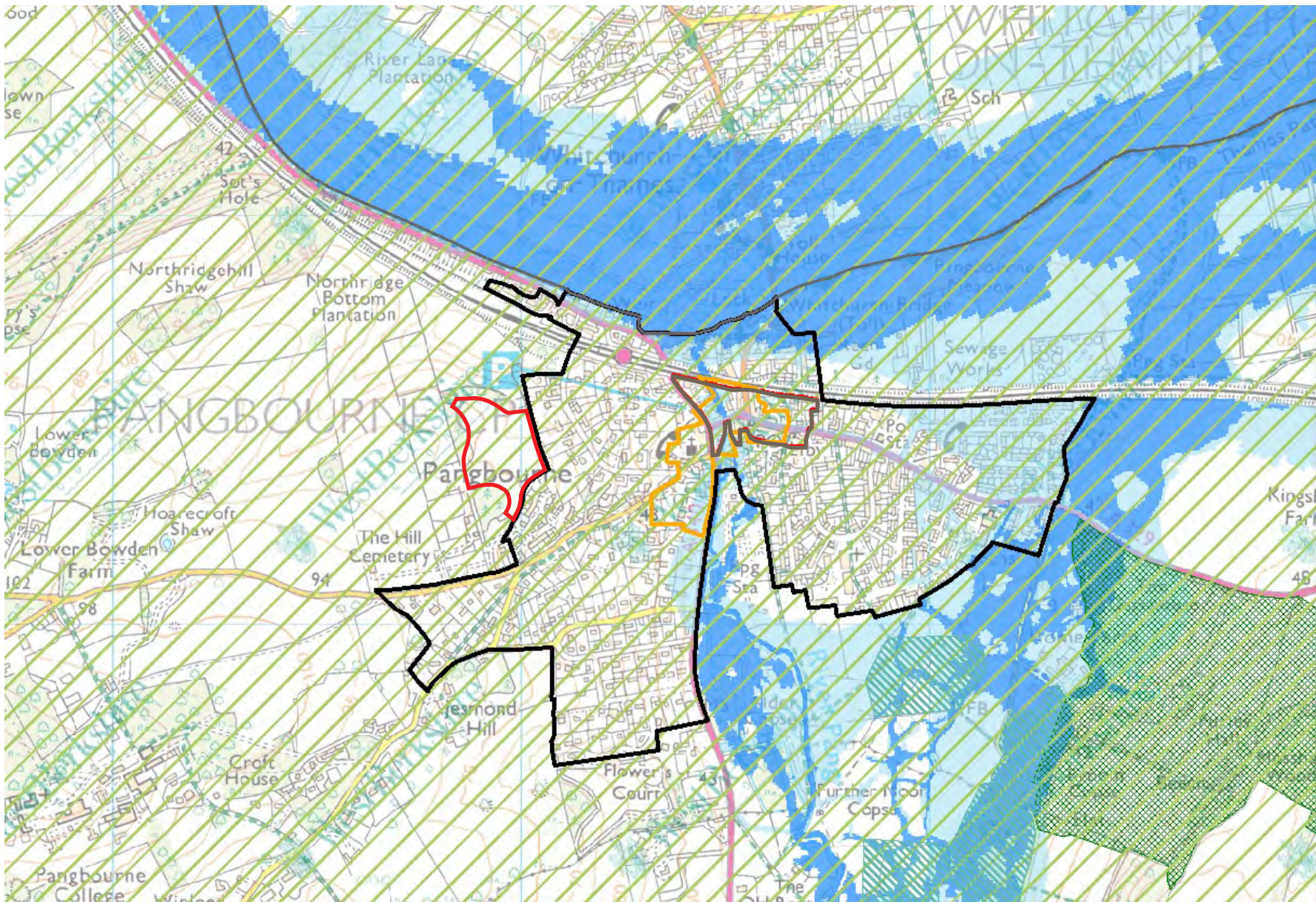
Designated Neighbourhood Area	Total
Compton	0
Hermitage	0
Hungerford	55
Lambourn	25

Supporting Text

6.38 The special characteristics of the North Wessex Downs AONB mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with Policy SP2. Sites in the rural service centres of Hungerford and Lambourn will be brought forward through neighbourhood plans. New sites in the service villages of Chieveley, Kintbury, Bradfield Southend and Great Shefford are proposed for allocation in the LPR.

6.39 Additional sites will be delivered through the Neighbourhood Plans for Lambourn and Hungerford. The Neighbourhood Plans for Compton and Hermitage do not include residential allocations, and instead comprise of development management policies.

Appendix 4: Constraints Plan for Pangbourne from the West Berkshire Interactive Map



Legend

- Administrative Boundaries**
- DISTRICT BOUNDARY
- Planning Policy**
- SETTLEMENT BOUNDARIES
- CONSERVATION AREAS
- TOWN CENTRE COMMERCIAL AREA
- SITES OF SPECIAL SCIENTIFIC INTEREST
- AREAS OF OUTSTANDING NATURAL BEAUTY
- REGISTERED PARKS AND GARDENS
- FLOOD ZONE 3
- FLOOD ZONE 2
- SITE

Appendix 5: Analysis of allocated sites prepared by Nexus Planning

Local Plan Review 2022-2039 Proposed Submission

Sites allocated for residential and mixed-use development in the North Wessex Downs AONB

Policy SP15

Sites allocated for residential development in North Wessex Downs AONB

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Total by Designated Neighbourhood Area

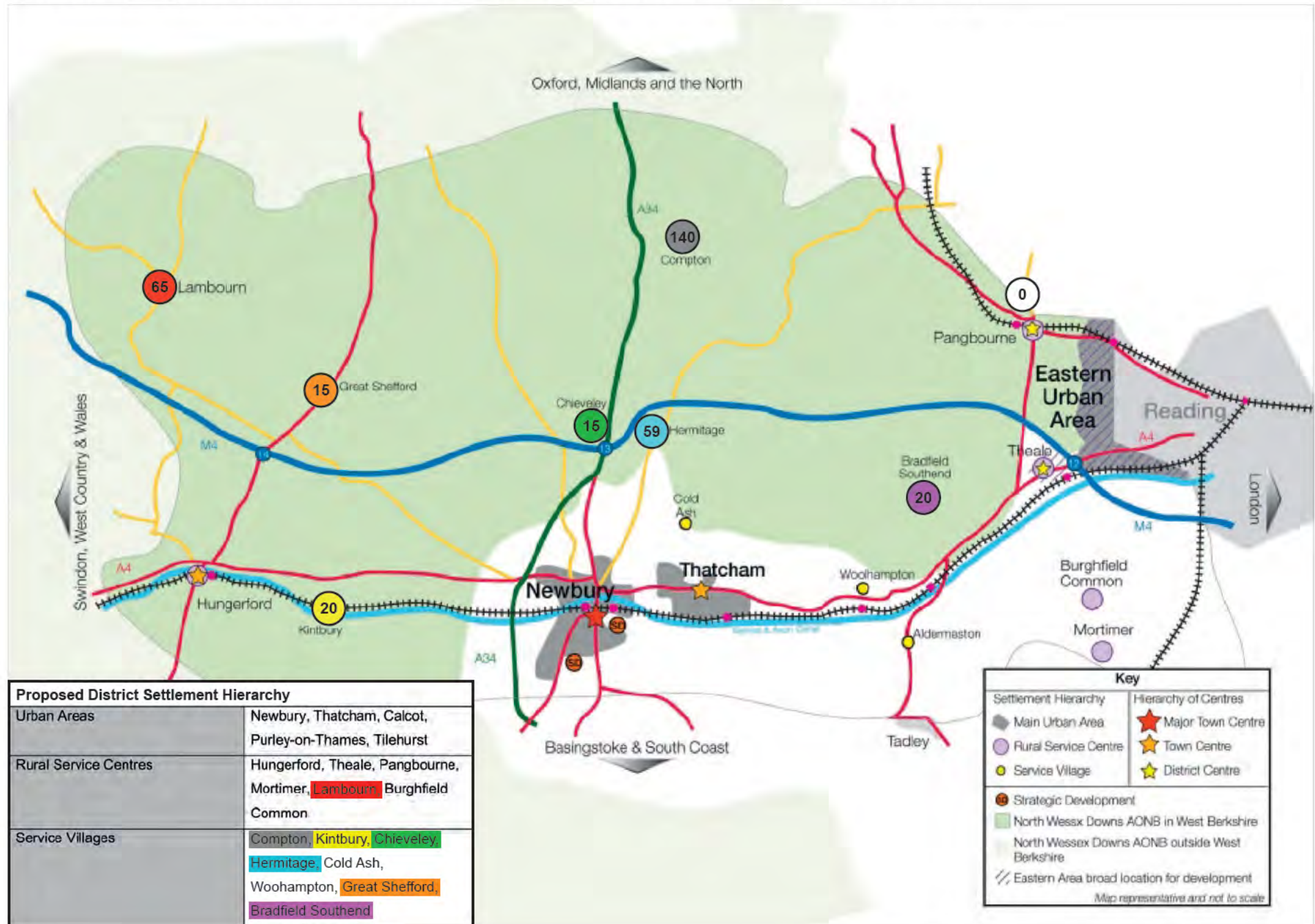
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Hermitage	0
Hungerford	55
Lambourn	25

Supporting Text

6.38 The special characteristics of the North Wessex Downs AONB mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with Policy SP2. Sites in the rural service centres of Hungerford and Lambourn will be brought forward through neighbourhood plans. New sites in the service villages of Chieveley, Kintbury, Bradfield Southend and Great Shefford are proposed for allocation in the LPR.

6.39 Additional sites will be delivered through the Neighbourhood Plans for Lambourn and Hungerford. The Neighbourhood Plans for Compton and Hermitage do not include residential allocations, and instead comprise of development management policies.

West Berkshire Core Strategy Key Diagram / Housing Allocations Distribution Amongst the Settlement Hierarchy



Contested Large Sites:

- RSA14 - Land adjoining Lynch Lane, Lambourn
- RSA17 - Land at Chieveley Glebe, Chieveley
- RSA22 - Land adjacent to Station Road, Hermitage
- RSA23 - Land adjoining The Haven, Kintbury

Lambourn – Policy RSA14



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Sites allocated for residential development: North Wessex Downs AONB**Policy RSA14****Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 60 dwellings, to be delivered at a low density in keeping with the surrounding area. The development should ensure a mix and type of dwellings appropriate for the local area, taking into account the needs of the racehorseracing industry which has a specific need for affordable single person accommodation;
- b. To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane. To enhance permeability through the site pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site;
- c. Public Rights of Way and bridleway improvements will include improvement of the pedestrian/bridle link between Lynch Lane and the village centre, and improved connectivity between Lower and Upper Lambourn;
- d. The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SuDS on the site, along with necessary mitigation measures;
- e. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works;
- g. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. The final developable area of the site could therefore reduce;
- h. Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of an initial Phase 1 Habitat Survey it is considered that no development will take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m);
- i. The scheme will comprise a development design, layout and capacity that is in line with Policy SP7 and in accordance with the Landscape Sensitivity Assessment (2011), and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- j. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- k. Development should be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.





Valley Equine Hospital

Pottinger's

All Counties Catering

Royal British Legion
Lambourn Branch

Lambourn Pharmacy
- Alphega Pharmacy

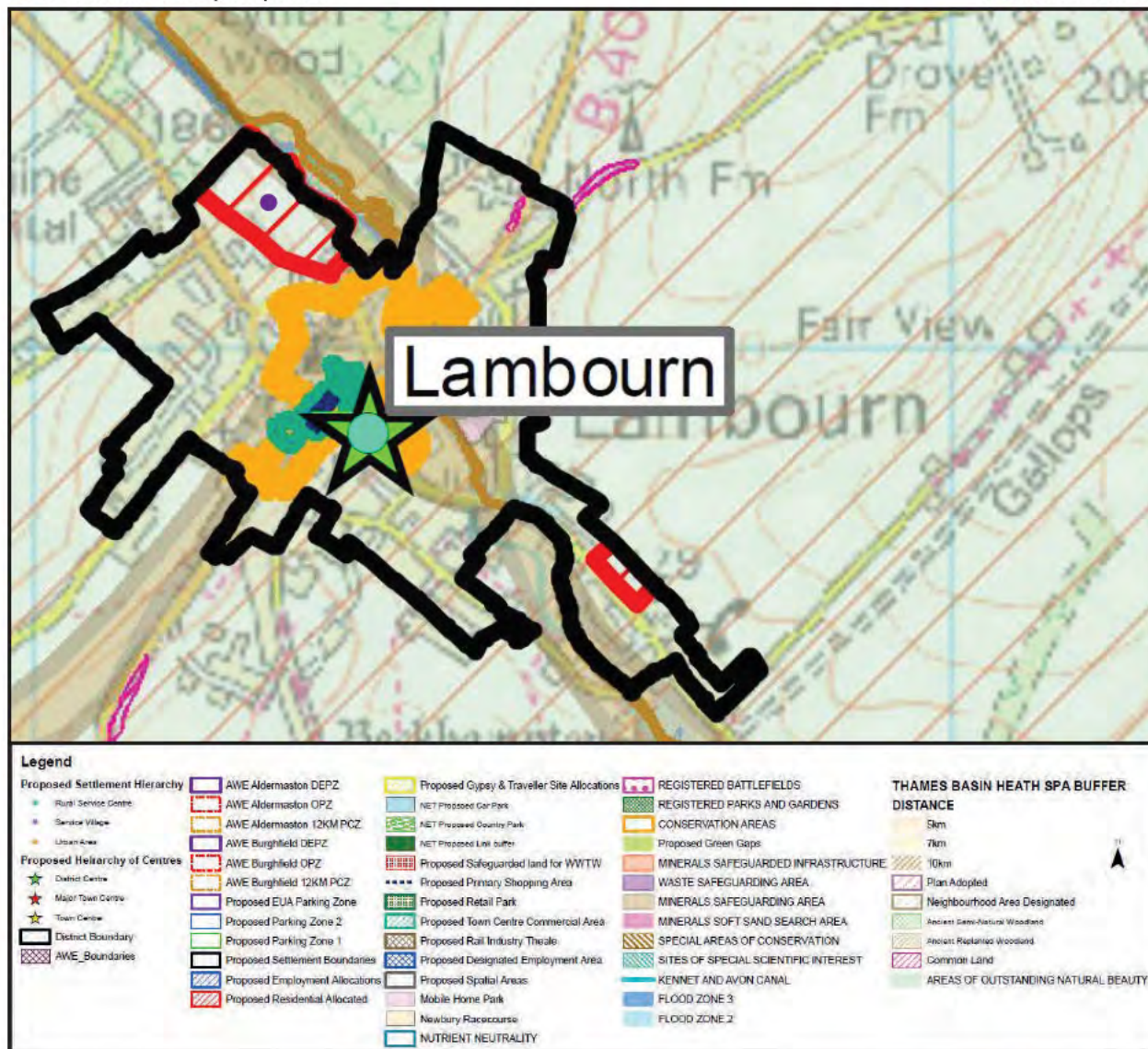
Lambourn

Flowers by Angela

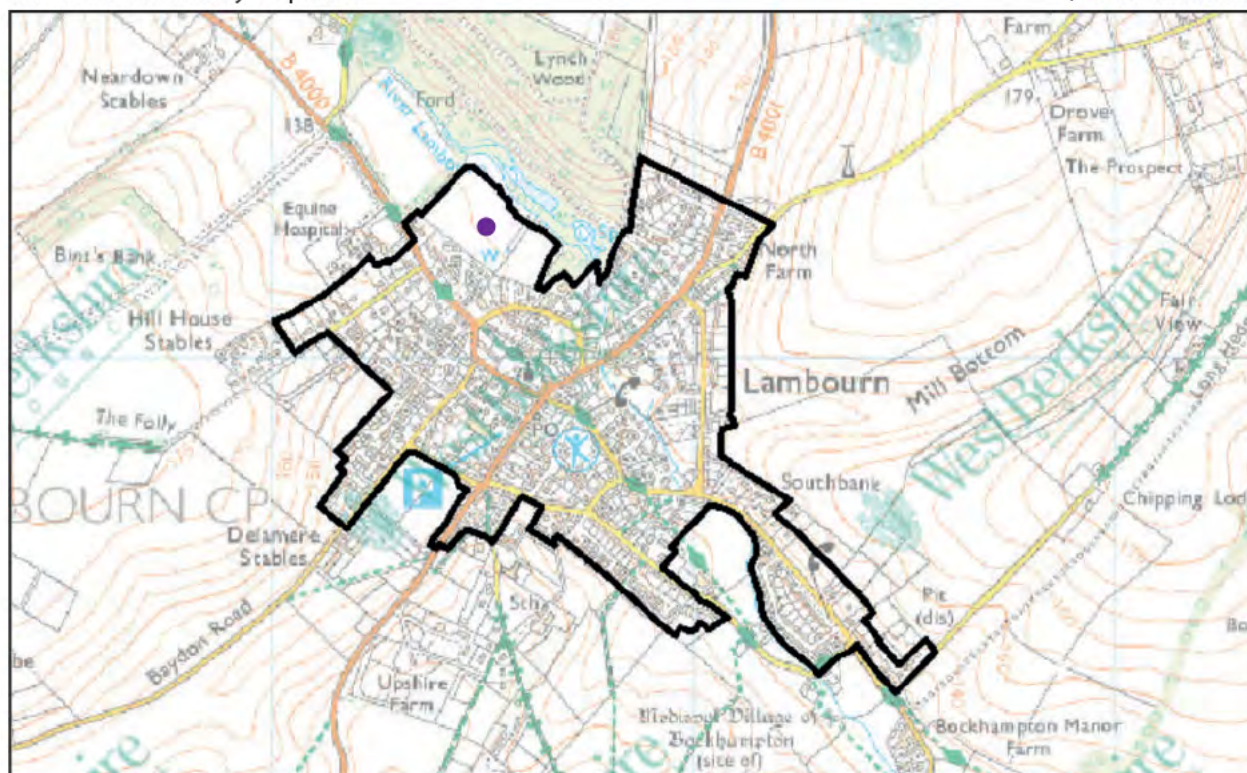
B4001

Wantage Rd

High St



Settlement Boundary Map 2012



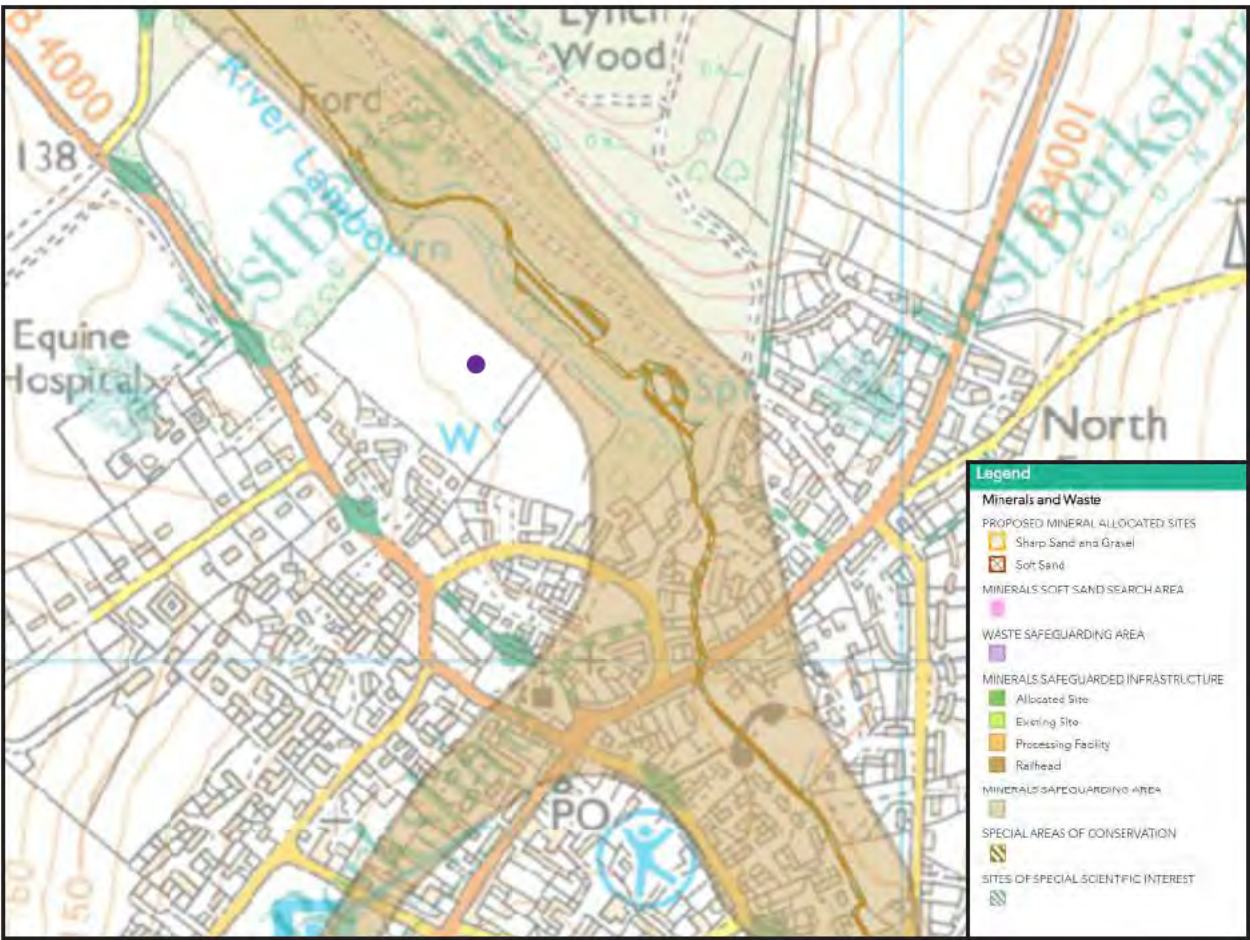
Environment Agency Flood Map

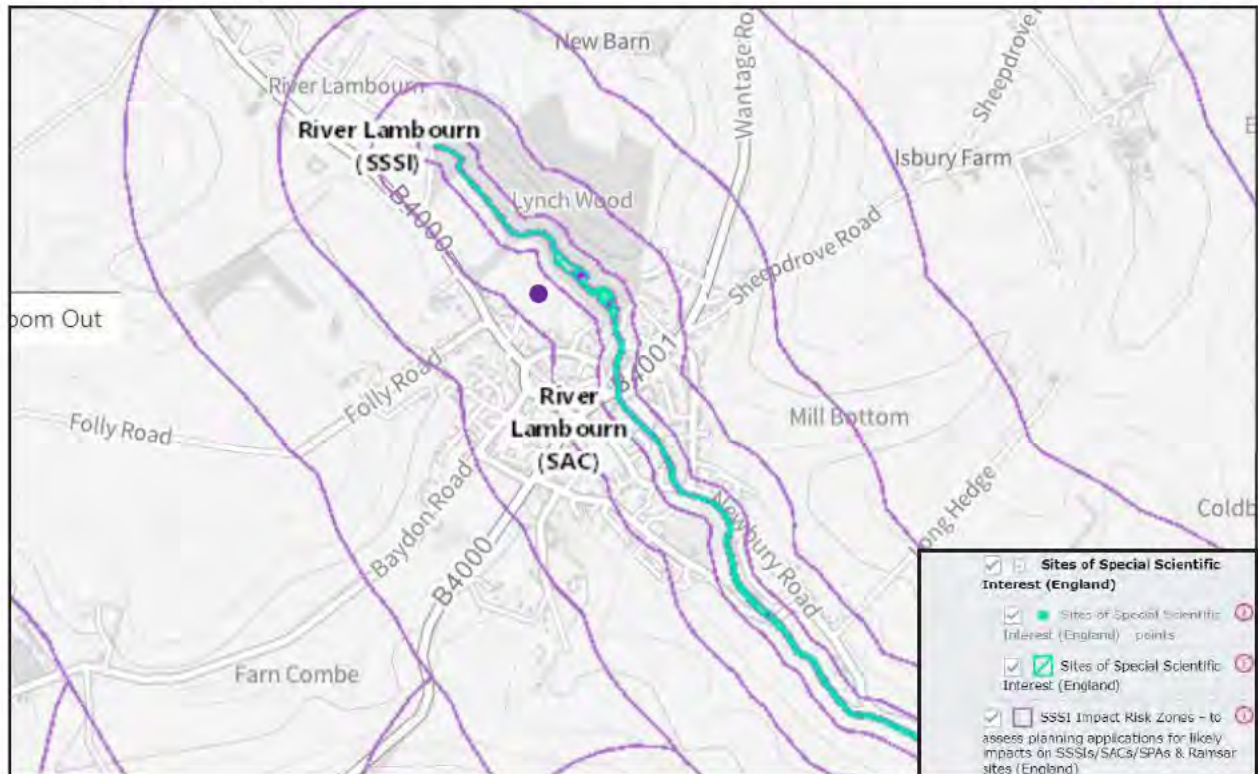
(● Site Location)



West Berkshire Minerals and Waste Map

(● Site Location)





Commentary:

- Site is a rollover allocation (Policy HSA 19) from the Housing Site Allocations DPD (2006-2026)
- The red line boundary from the original allocation has been reduced to exclude the Required Landscape Buffer
- The site was submitted to the 2013 SHLAA, which commented *"The site is well related to the settlement and close to services and facilities. It is also adjacent to Lynch Wood and has high archaeological potential. The impact on the biodiversity of the adjacent woodland and river would need to be considered. Development would lead to the loss of grade 2 and 3 agricultural land and the loss of informal open space. The potential impact on the natural beauty of the landscape would be the primary consideration."*
- The site has no relevant planning history
- In terms of designations, the site is:
 - partly located within the Mineral Safeguarding Area
 - located within Flood Zone 1 however it is adjacent to Flood Zone 3
 - located adjacent to an SSSI

Local Plan Review 2022-2039 Proposed Submission (for full Council)

Policy RSA17**Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of up to 15 dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting East Lane;
- b. Access will need to be obtained from East Lane. To achieve the sight lines of 2.4 x 43 metres, accesses may need to serve more than one dwelling;
- c. A footway fronting the site that links to the existing footway to the west of the site;
- d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
- e. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- f. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- g. The development design and layout will be further informed by a Heritage Impact Assessment;
- h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged; and
- i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works.



Chieveley Village Hall
and Recreation Centre

Quackers Day
Nursery & Pre-School

Bike Supply Drop

Chieveley
Primary School

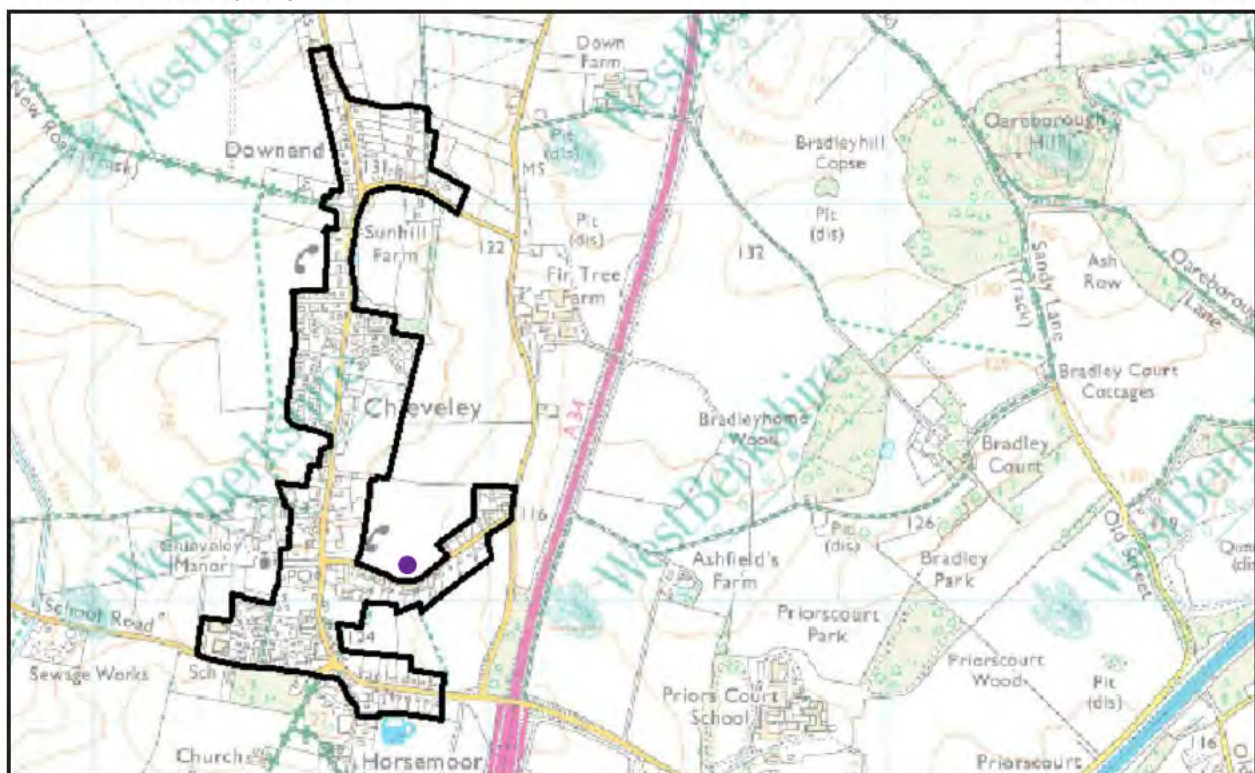
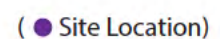
Ye Olde Red Lion

Brickell Swimming Pools

Graces Ln

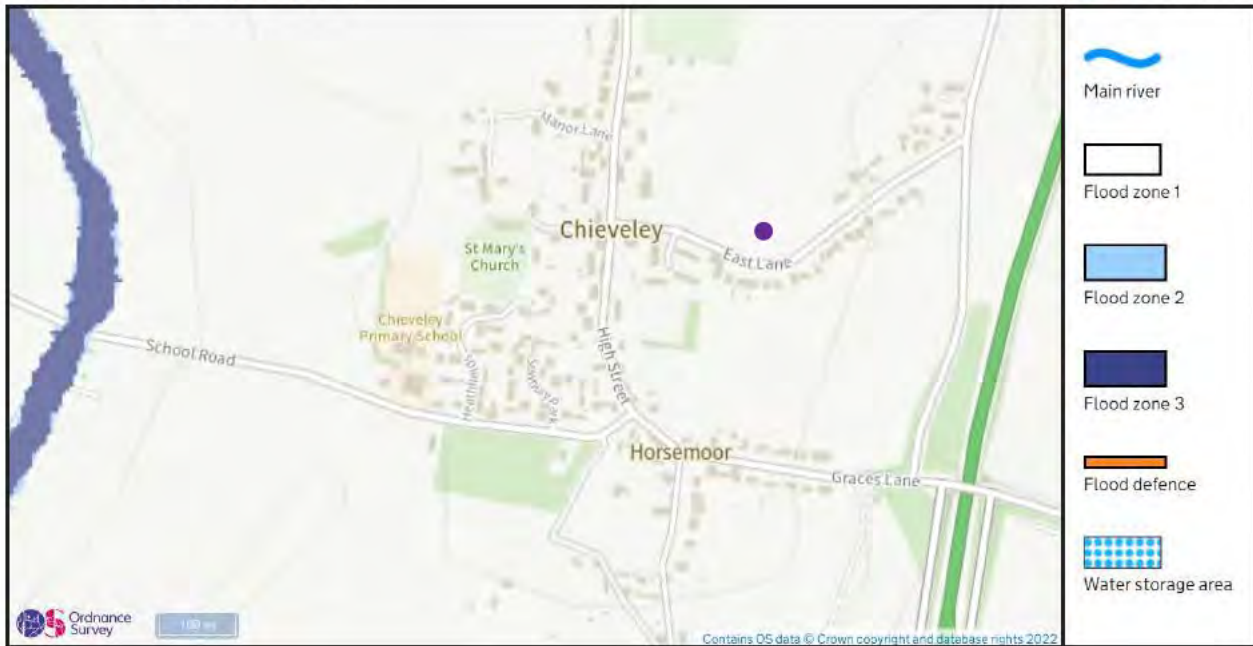
The Newbury & District
Agricultural Society

High St



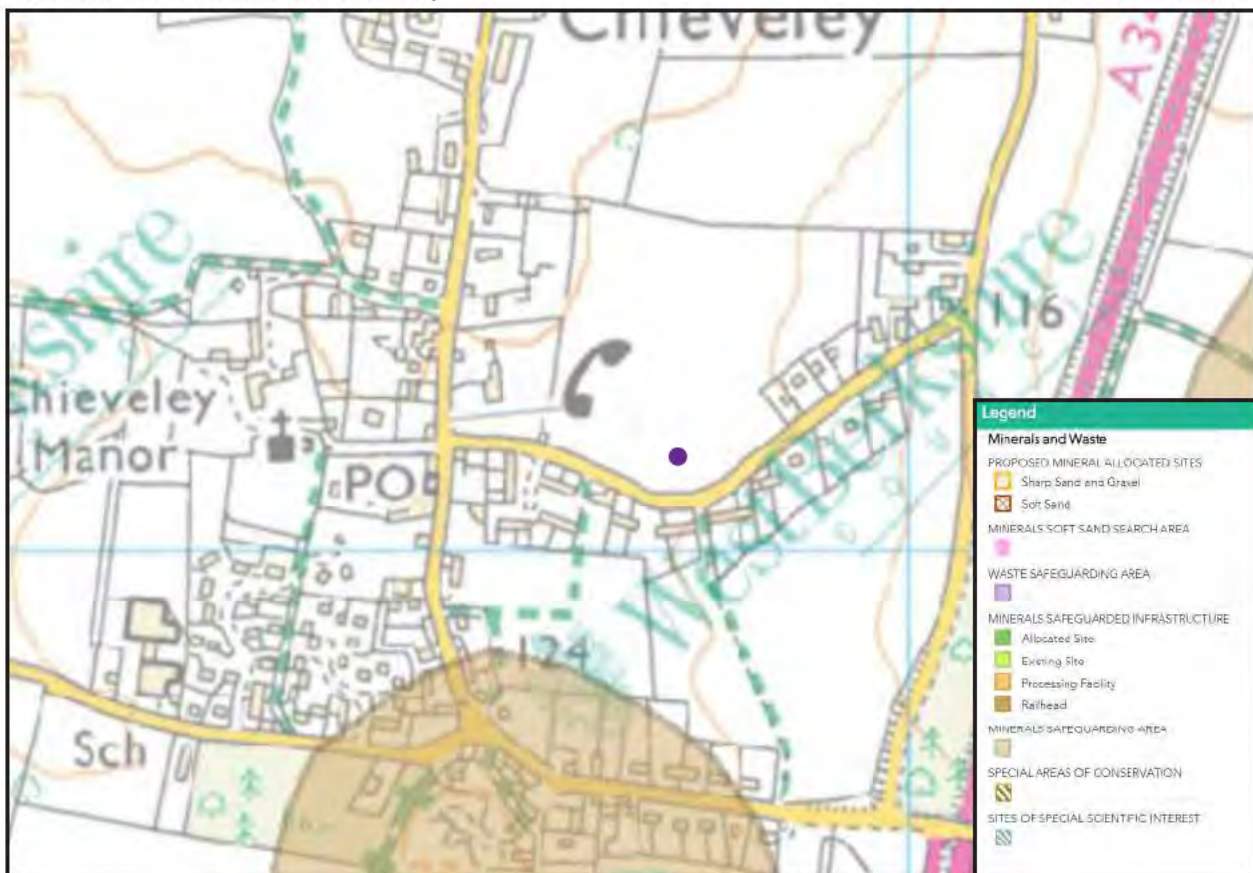
Environment Agency Flood Map

(● Site Location)



West Berkshire Minerals and Waste Map

(● Site Location)



SSSI Map (Magic Maps)

(● Site Location)



Commentary:

- The site has no relevant planning history
- In terms of designations, the site is:
 - located outside of the Mineral Safeguarding Area
 - located within Flood Zone 1
 - located within 2500m of the SSSI

HELAA (2023) Suitability Conclusion:

Development across the whole site would result in significant harm to the natural beauty and special qualities of the AONB. However development across a small part of the site along East Lane only could be accommodated without resulting in harm.

The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Heritage Impact Assessment and ecological surveys required.

Appendix 3: Audit Matrix and Settlement Scores

Settlement boundaries	Post Office	Supermarket	Convenience store	School - Primary	School - Secondary	Village/community hall	Employment - PEA or 100+ registered business	General medical practice	Pharmacy	Proximity to major urban centre	Superfast broadband	Community Transport Scheme	Train station	Bus service - 30 mins	Bus Service - hourly	Bus service - 2-hourly	Public house	Dental surgery	Permanent library	Mobile Library Service	Sports/recreation ground	Children's play area	Indoor sports / leisure facility	Play group/nursery	Place of worship	Score
Criteria score + extra point > one key facility	3	3	1	3	3	3	3	3	3	0-3	1	1	3	3	2	1	1	1	1	1	1	1	1	1	1	
Chieveley	3		3	3		3		3	3	1	1	1					1			1	1			1	1	26

Hermitage (Service Village) – Policy RSA22



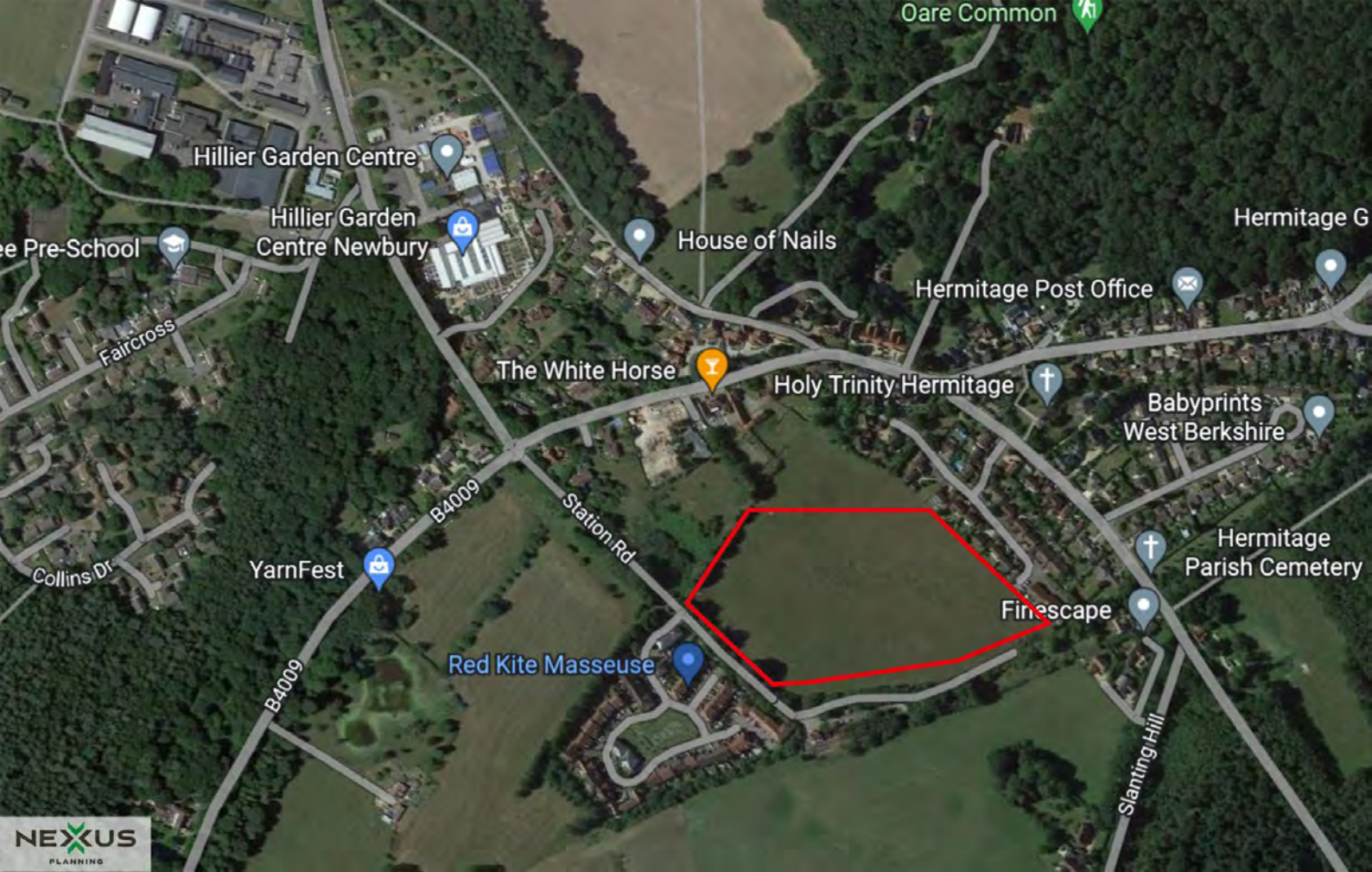
Local Plan Review 2022-2039 Proposed Submission (for full Council)

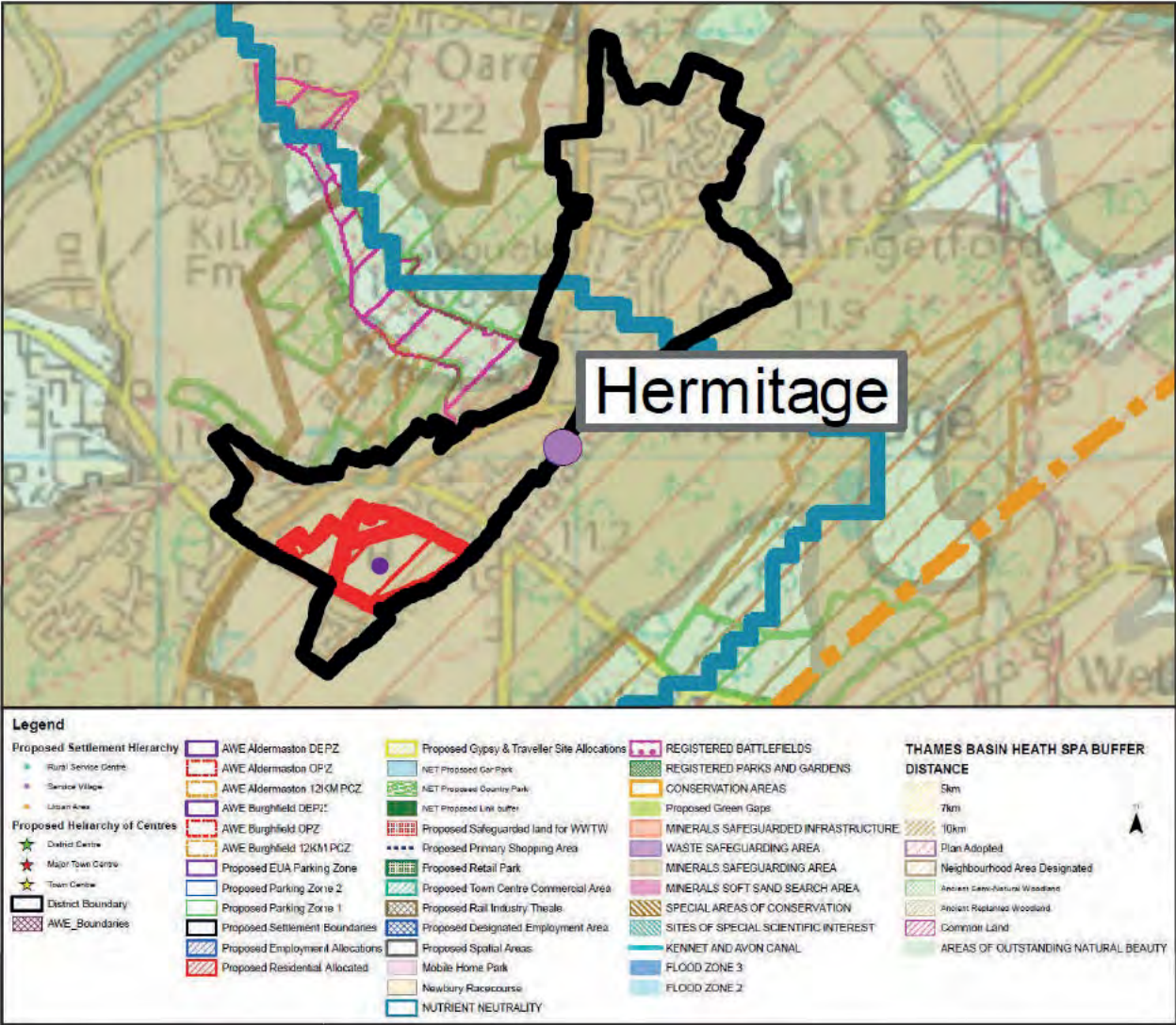
Policy RSA22**Land adjacent Station Road, Hermitage**

The site as shown on the indicative map will be required to be developed in accordance with the following parameters:

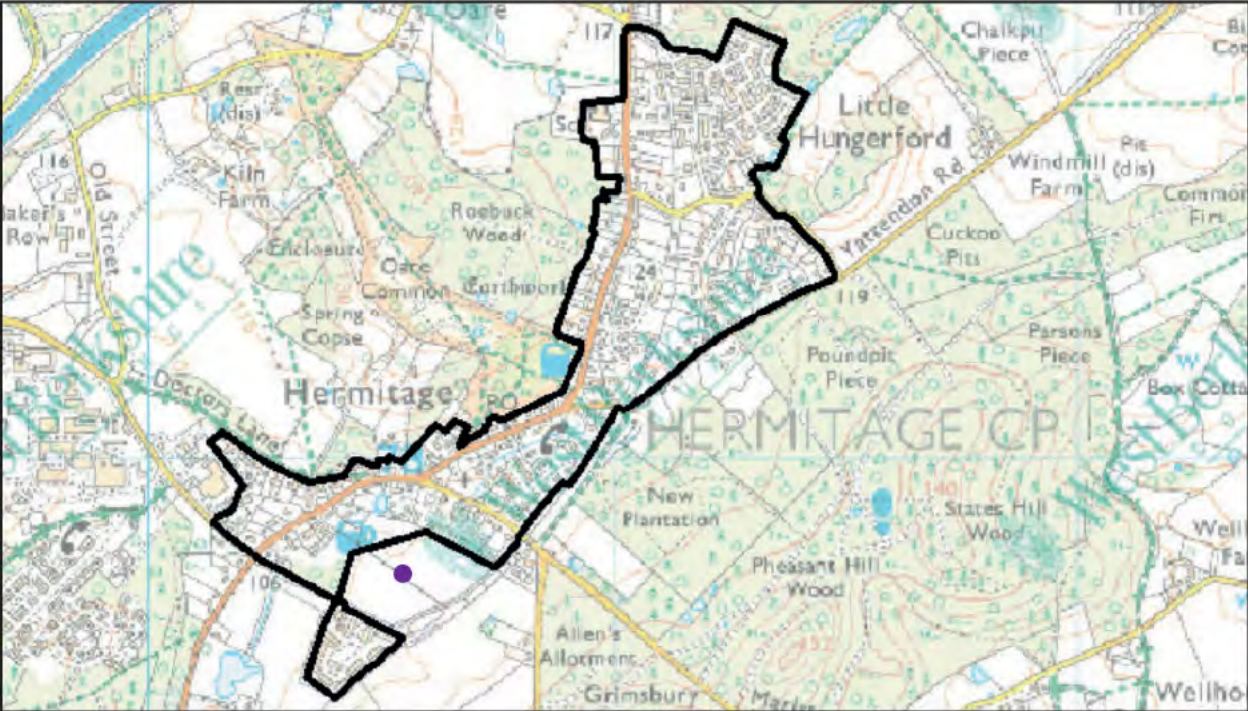
- a. The provision of approximately 34 dwellings in a low density scheme that provides a mix of dwellings sizes and types appropriate for the local area;
- b. Access to the site will be provided by Station Road, with walking and cycle links to the allocations RSA20 (Charlotte Close) and RSA21 (Old Farmhouse). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel;
- c. Include a Transport Assessment;
- d. The site will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2022) and will:
 - i. Retain the existing boundary planting;
 - ii. Retain the the land to the north of the site as an open area which could have a character of a village green;
 - iii. Be set back from the existing regenerated treed railway line, with additional planting along this boundary to further reduce the visual effect of development on the landscape to the south;
 - iv. Be set back from Station Road to retain the rural character and the setting of the mature roadside trees; and
 - v. Be set adjacent the rear gardens off Lipscombe Close to avoid an open edge to rear gardens;
- e. The development design and layout will be in line with Policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment(LVIA);
- f. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- g. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and or species are not adversely affected;
- h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works;
- j. A Flood Risk Assessment (FRA) will be required to inform the delivery of the site as two low risk surface water flow paths travel through the site. This FRA will also inform mitigation measures including the provision of SuDS; and
- k. A Heritage Impact Assessment will be required due to the presence of non-designated heritage assets.





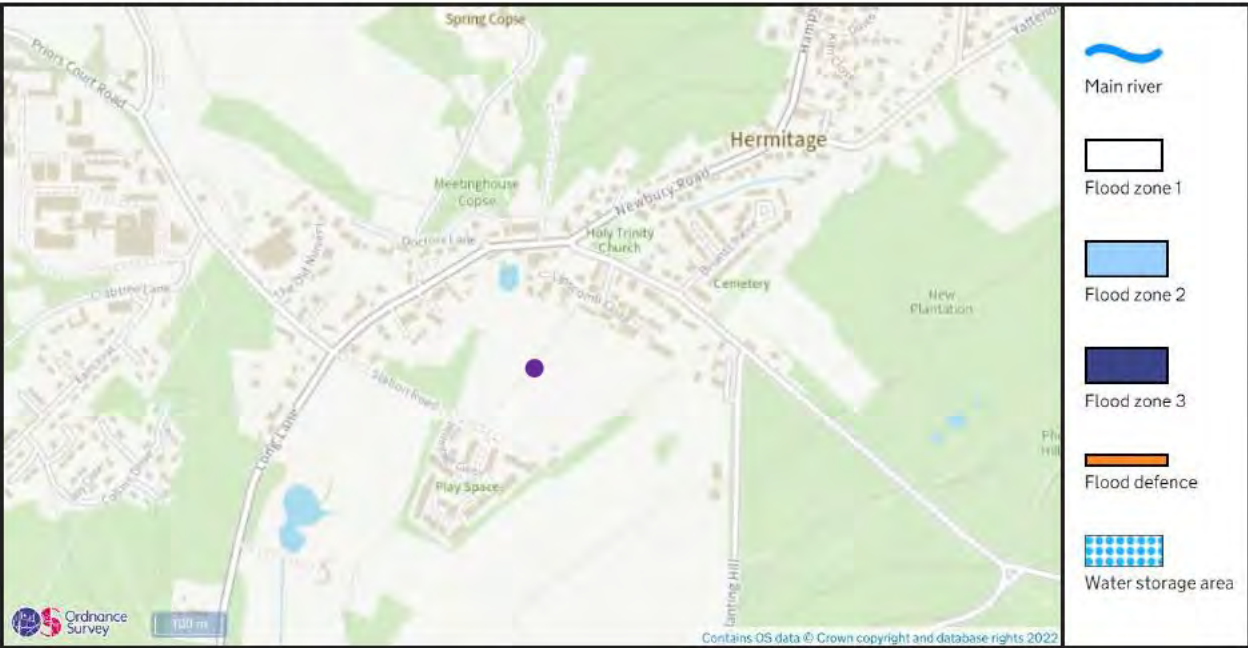


Settlement Boundary Map 2012



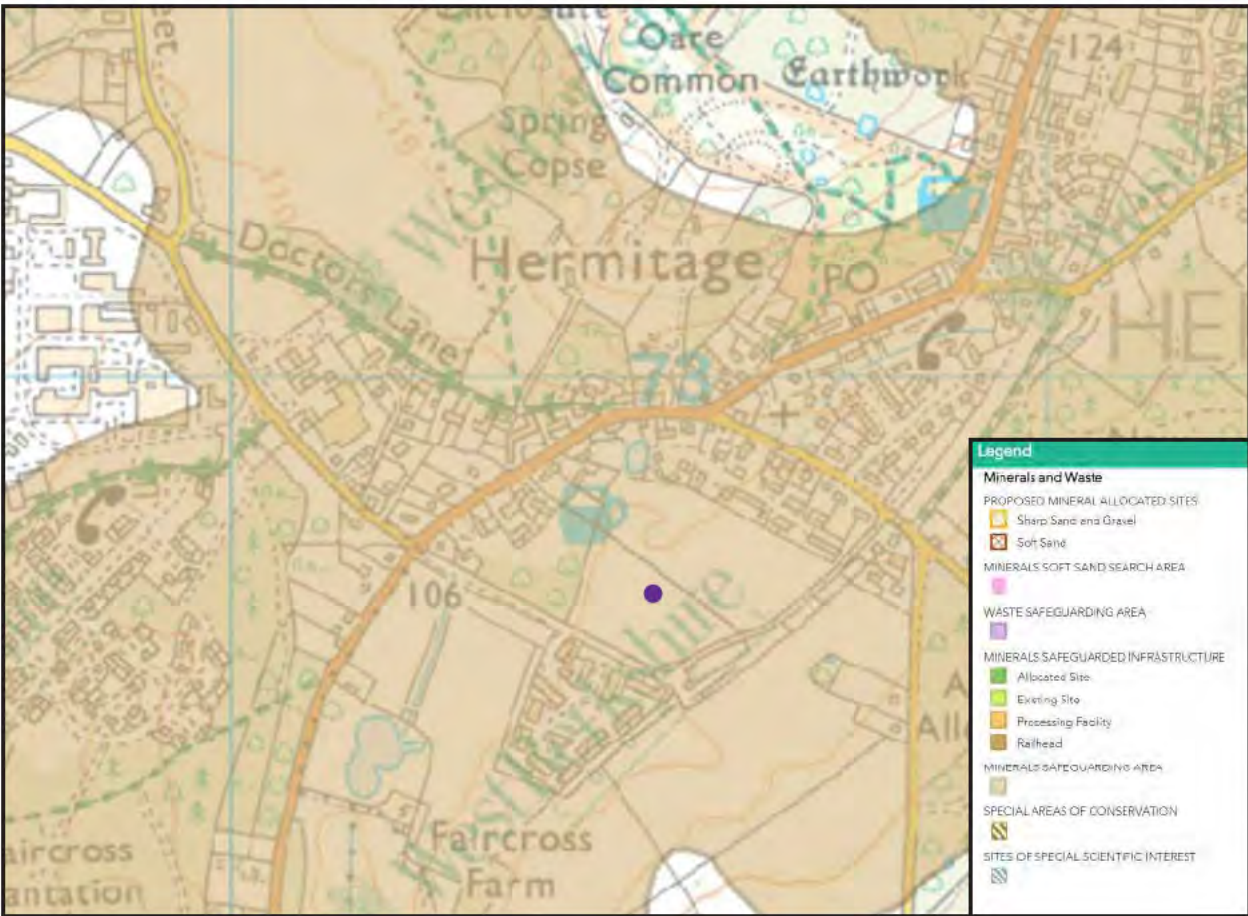
Environment Agency Flood Map

(● Site Location)



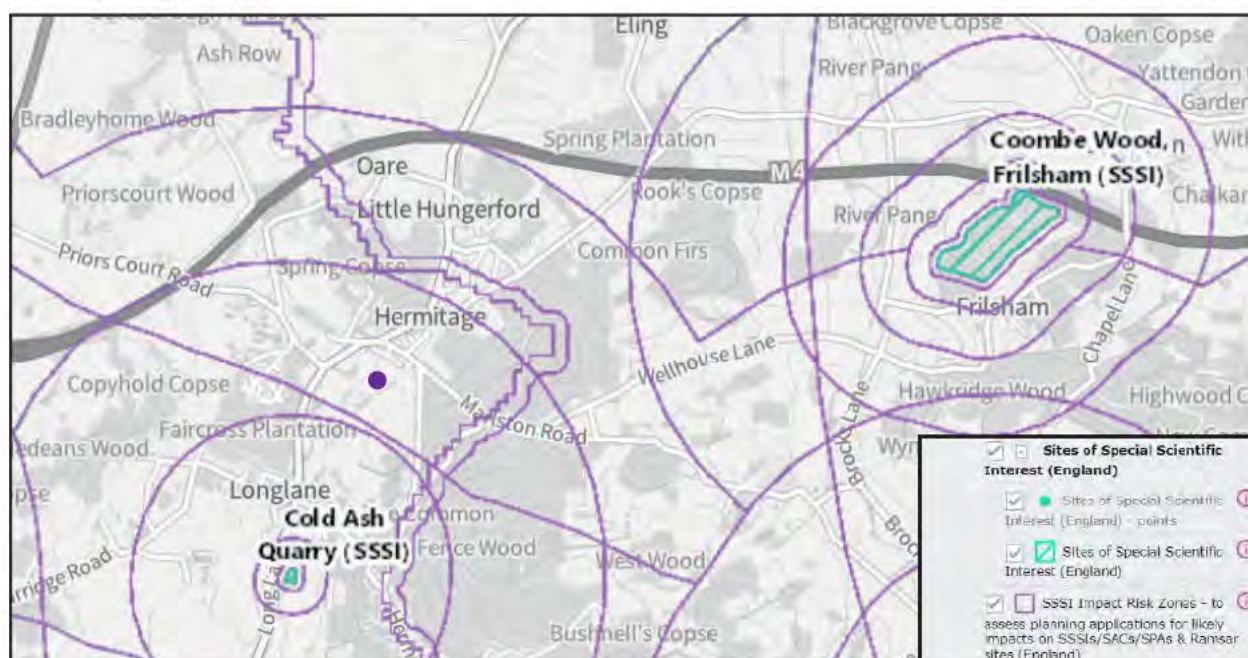
West Berkshire Minerals and Waste Map

(● Site Location)



SSSI Map (Magic Maps)

(● Site Location)



Commentary: - The site has no relevant planning history

- In terms of designations, the site is:

- located within the Mineral Safeguarding Area
- located within Flood Zone 1
- located within 1500m of the SSSI

HELAA (2023) Suitability Conclusion:

Concerns about impact upon the B4009 / Priors Court Road / Station Road junction. Further assessment required.

Development across the whole site would have a significant impact on key landscape characteristic and valued features of this area of the AONB and would not be appropriate.

Two low risk flow paths travel through the centre of the site. At the site centre the flow paths converge, leading to two high risk pooling areas. Along the access to Marlston Road there is an area of high risk flooding. Development would need to be avoided in these areas.

The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Further information required on a number of matters, including highways and ecology, before a robust decision can be made. Allocation would also be dependent on an adoptable access to site and a review of the settlement boundary for Hermitage in the Local Plan Review.

Appendix 3: Audit Matrix and Settlement Scores

Settlement boundaries	Post Office	Supermarket	Convenience store	School - Primary	School - Secondary	Village/community hall	Employment - PEA or 100+ registered business	General medical practice	Pharmacy	Proximity to major urban centre	Superfast broadband	Community Transport Scheme	Train station	Bus service - 30 mins	Bus Service - hourly	Bus service - 2 hourly	Public house	Dental surgery	Permanent library	Mobile Library Service	Sports/recreation ground	Children's play area	Indoor sports / leisure facility	Play group/nursery	Place of worship	Score
Criteria score + extra point > one key facility	3	3	1	3	3	3	3	3	3	0.3	1	1	3	3	2	1	1	1	1	1	1	1	1	1	1	
Hermitage	3		3	3		3	3			1	1	1				1	1			1		1		1	1	24

Kintbury (Service Village) – Policy RSA23



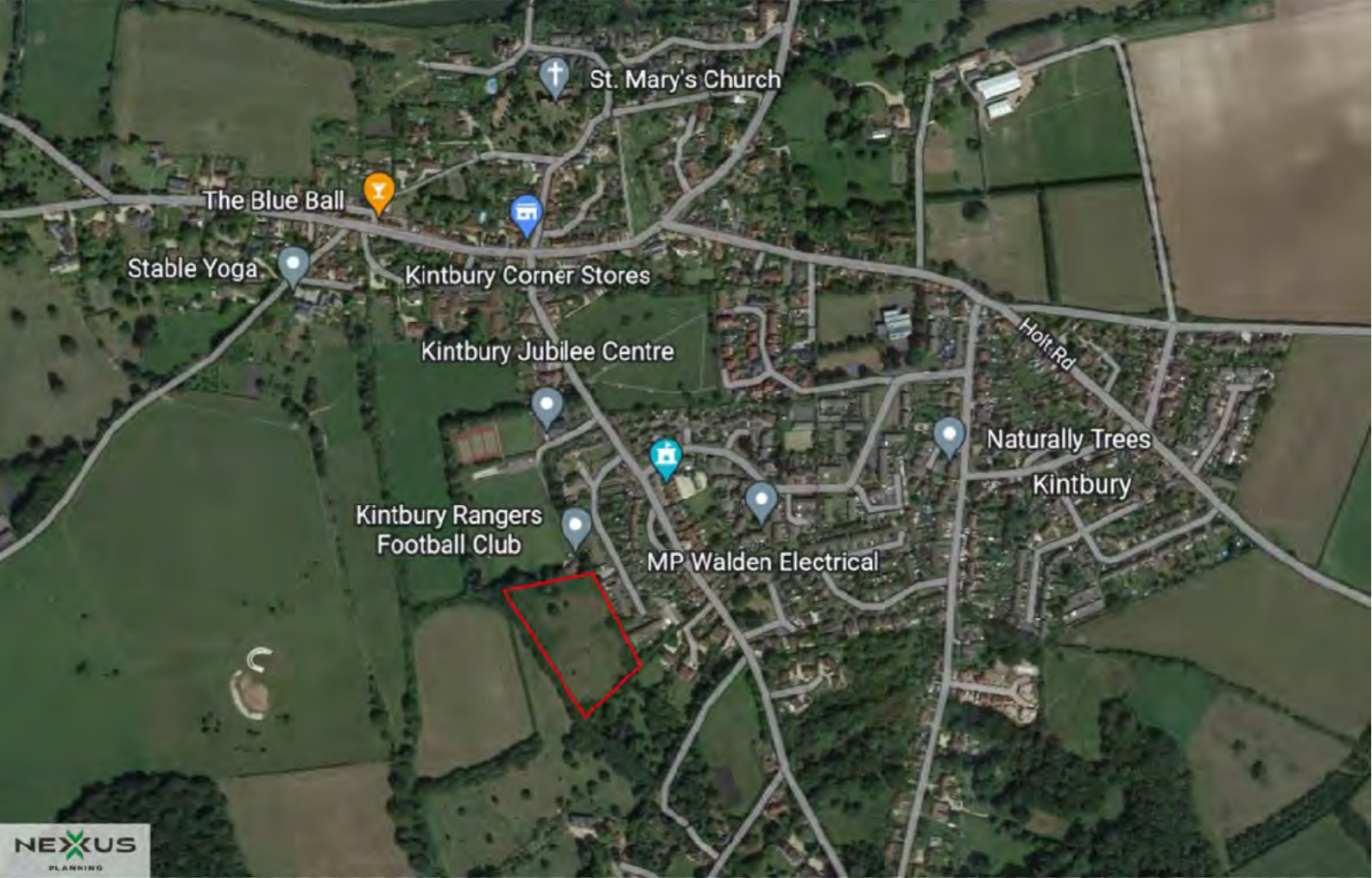
Local Plan Review 2022-2039 Proposed Submission (for full Council)

Policy RSA23**Land adjoining The Haven, Kintbury (Site Ref: KIN6)**

The site, as shown on the indicative map , will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 20 dwellings to be developed in a low density scheme in keeping with the surrounding area;
- b. The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011):
 - i. Replacement of the conifer hedge to the western boundary with more appropriate planting;
 - ii. Views from the surrounding countryside, Public Right of Way, and the neighbouring recreational field would need to be carefully considered; and
 - iii. New planting to integrate the buildings into the landscape;
- c. The development design and layout will be in accordance with Policy SP7 and further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- d. An Ecological Impact Assessment (EclA) will be required which should include a Great Crested Newt survey. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
- e. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- g. Access to the site will be provided from The Haven via the existing garages. Any parking lost will need to be relocated;
- h. A Transport Statement will be required as part of any planning application;
- i. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network;
- j. Part of the site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
- k. A noise survey will be required as part of any planning application due to the proximity of the site to a sports ground.





St. Mary's Church

The Blue Ball

Stable Yoga

Kintbury Corner Stores

Kintbury Jubilee Centre

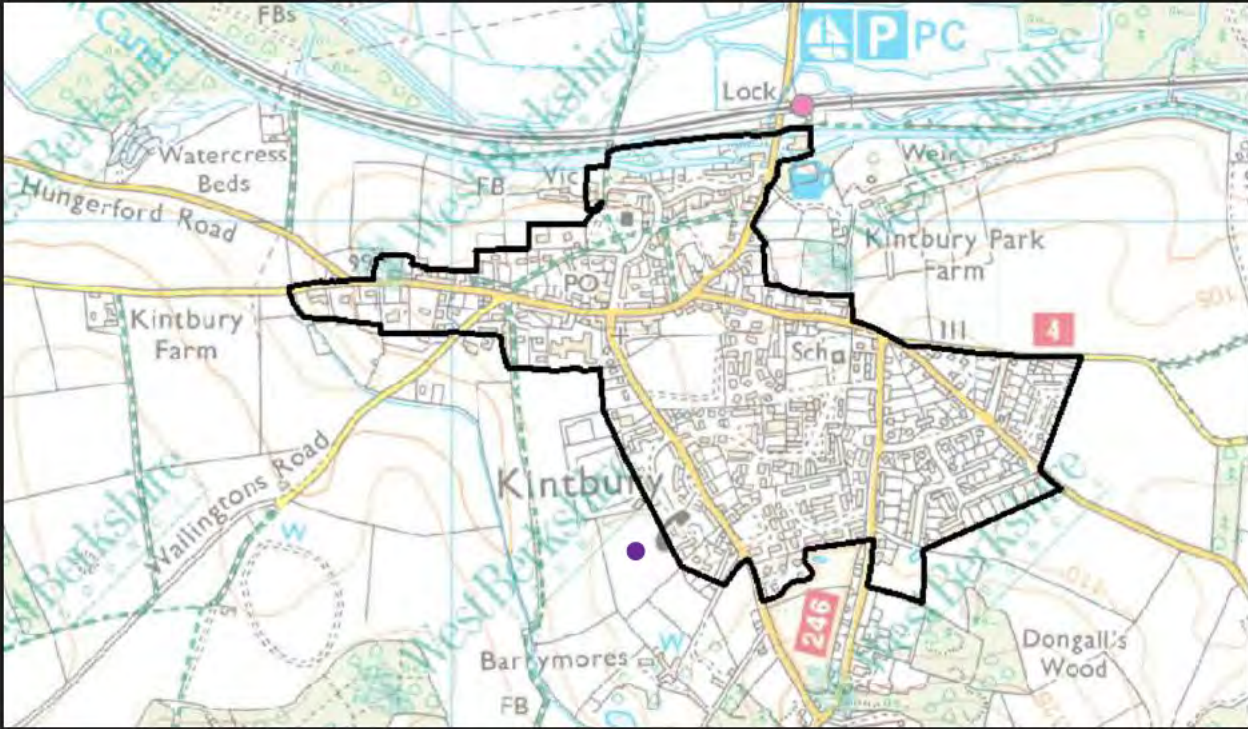
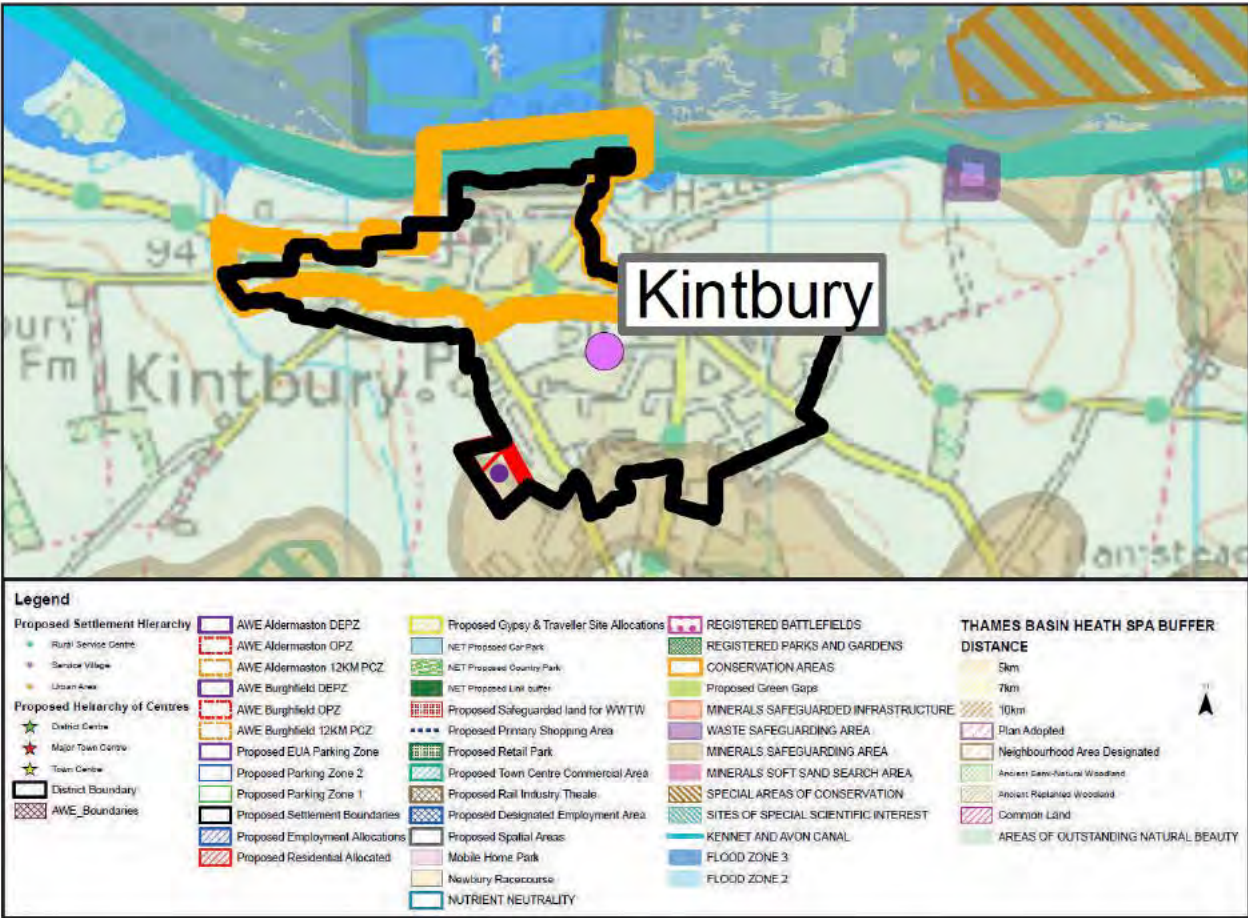
Kintbury Rangers
Football Club

MP Walden Electrical

Naturally Trees

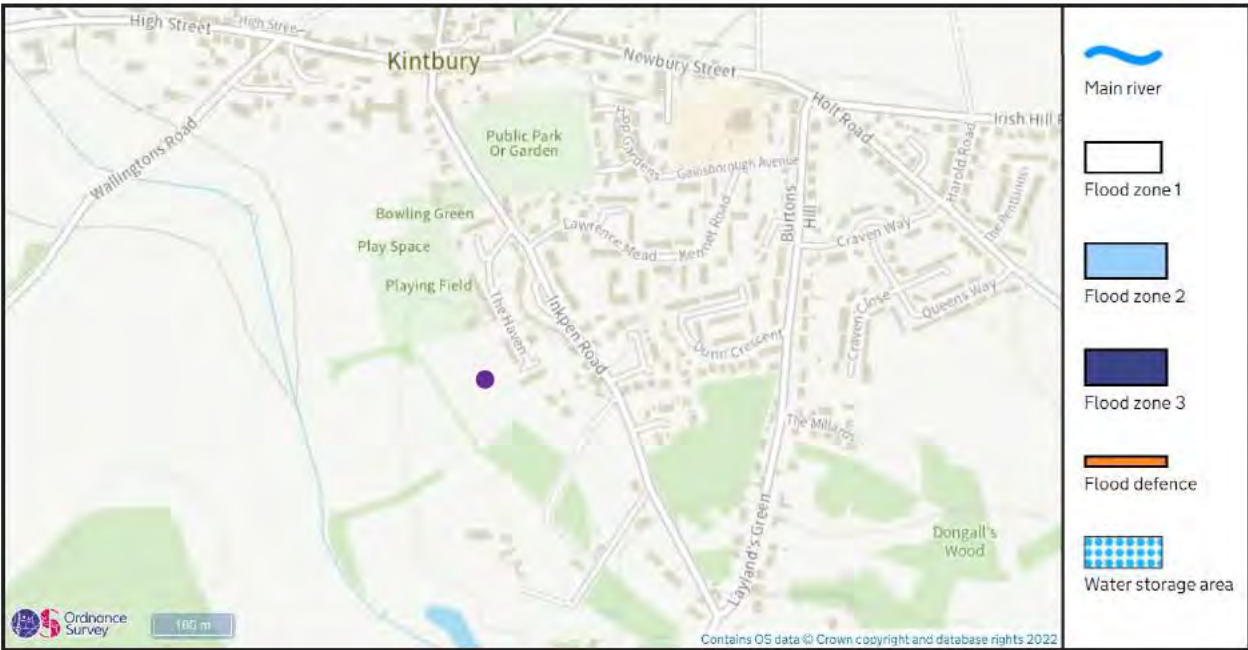
Kintbury

Holt Rd



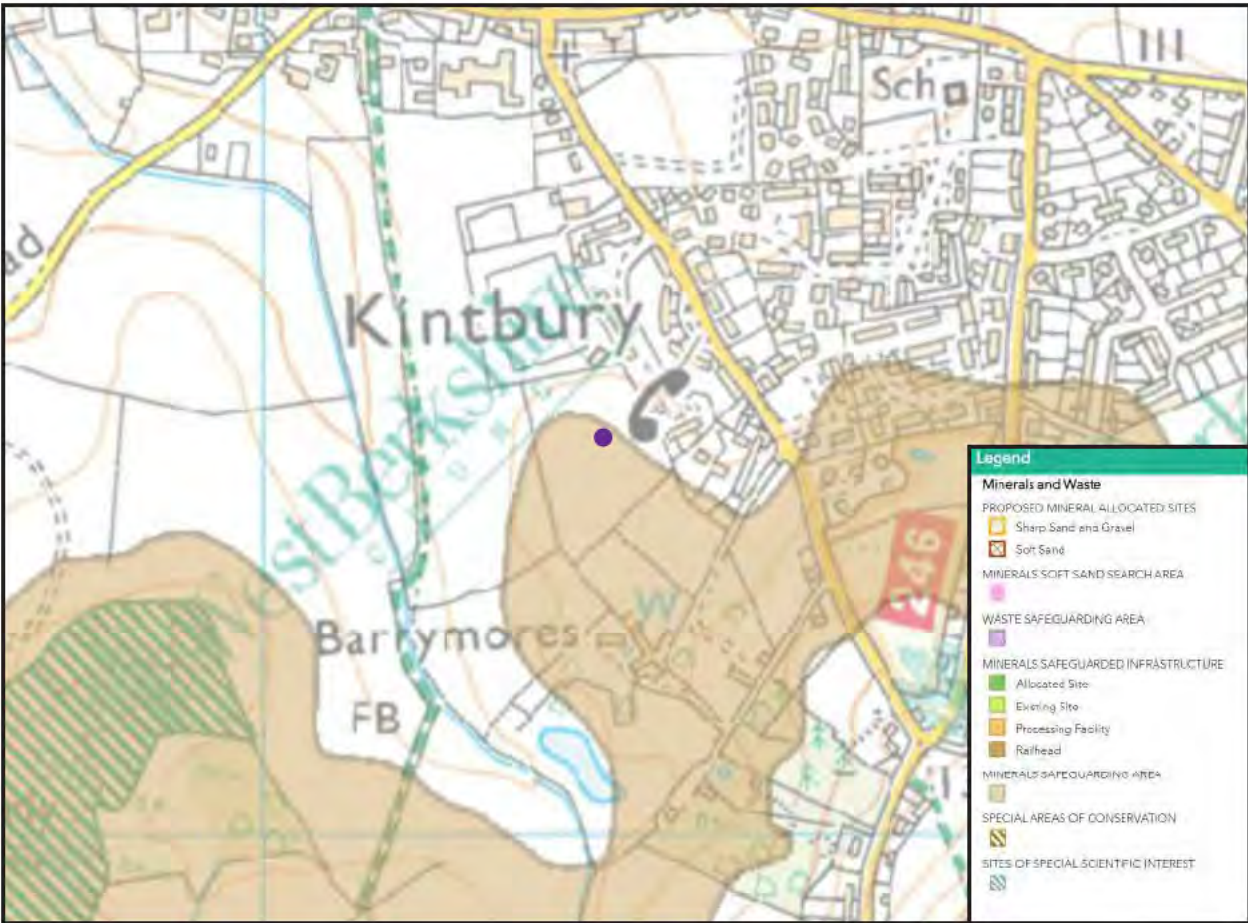
Environment Agency Flood Map

(● Site Location)



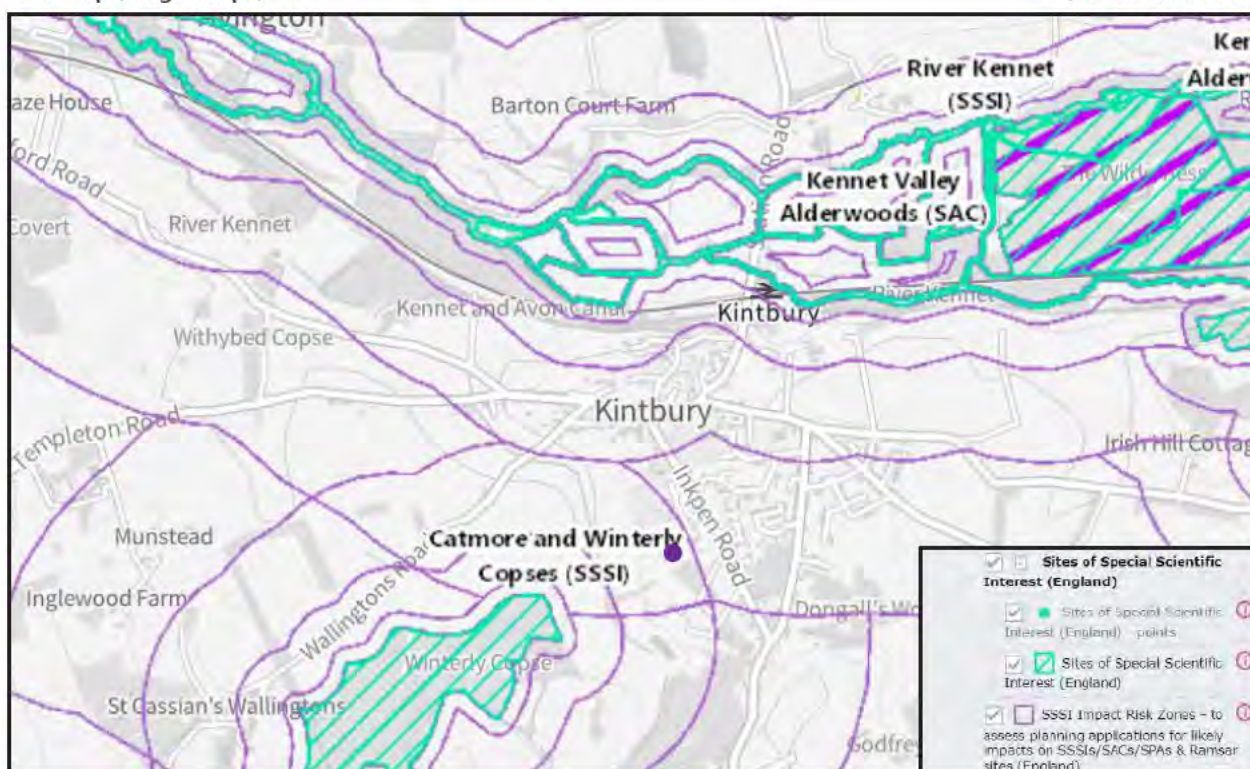
West Berkshire Minerals and Waste Map

(● Site Location)



SSSI Map (Magic Maps)

(● Site Location)



Commentary:

- The site has no relevant planning history
- In terms of designations, the site is:
 - partly located within the Mineral Safeguarding Area
 - located within Flood Zone 1
 - located within 500m of the SSSI risk zone

HELAA (2023) Suitability Conclusion:

Further ecological surveys required. Transport Statement required. Allocation would also be dependent on the redrawing of the settlement boundary through the Local Plan Review.

Appendix 3: Audit Matrix and Settlement Scores

Settlement boundaries	Post Office	Supermarket	Convenience store	School - Primary	School - Secondary	Village/community hall	Employment - PEA or 100+ registered business	General medical practice	Pharmacy	Proximity to major urban centre	Superfast broadband	Community Transport Scheme	Train station	Bus service - 30 mins	Bus Service - hourly	Bus service - 2-hourly	Public house	Dental surgery	Permanent library	Mobile Library Service	Sports/ recreation ground	Children's play area	Indoor sports / leisure facility	Play group/nursery	Place of worship	Score
Criteria score + extra point > one key facility	3	3	1	3	3	3	3	3	3	0.3	1	1	3	3	2	1	1	1	1	1	1	1	1	1	1	
Kintbury	3		3	3		4		3			1	1	3			1	1			1	1	1	1	1	1	29

Contested Small and Medium Sites:

- RSA16 - Land North of Southend Road, Bradfield Southend
- RSA19 - Land West of Spring Meadows, Great Shefford

Bradfield Southend (Service Village) – Policy RSA16



Local Plan Review 2022-2039 Proposed Submission (for full Council)

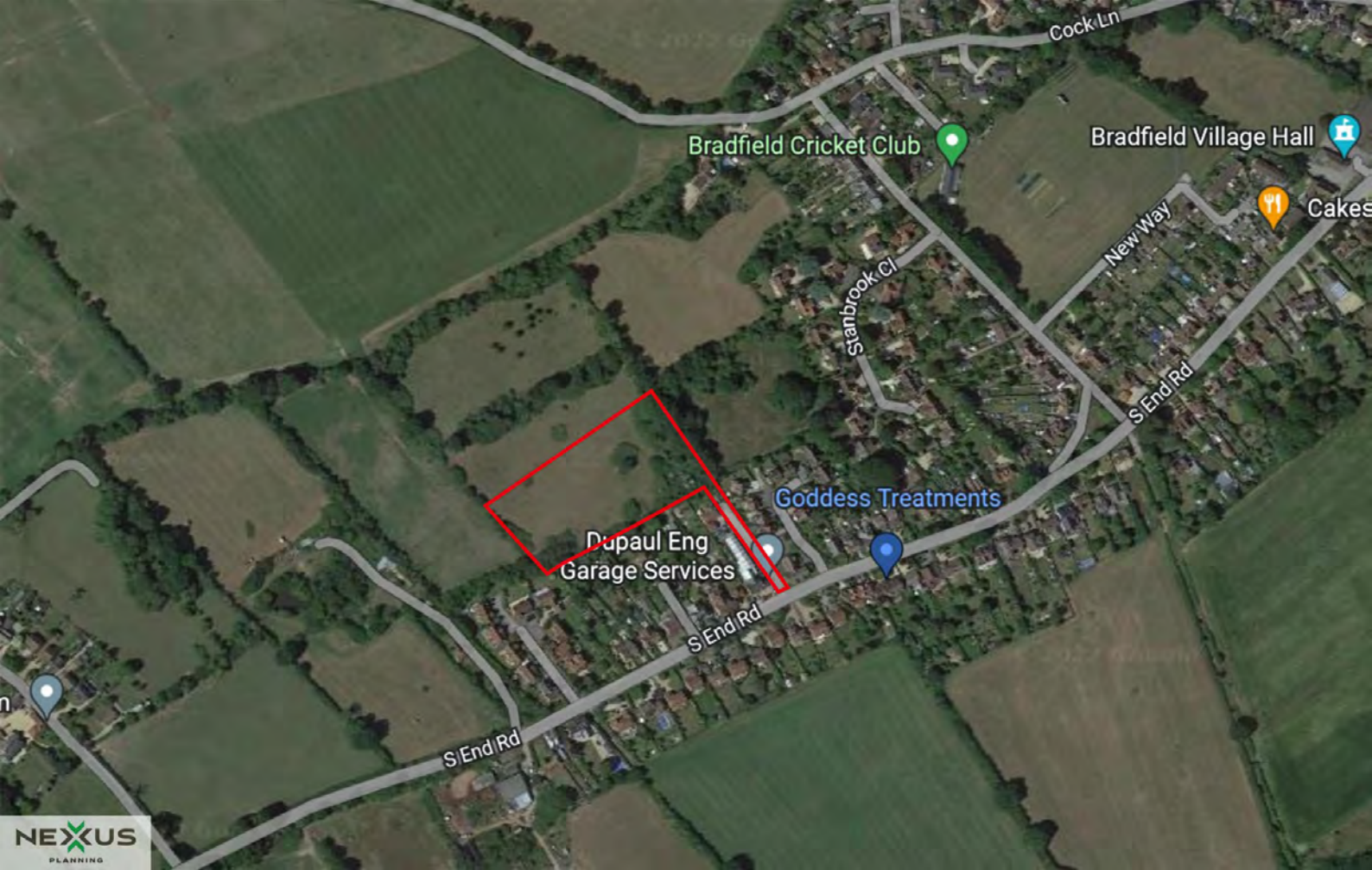
Policy RSA16**Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

The provision of approximately 20 dwellings, in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area;

- a. Access to the site will be provided from Southend Road, subject to an assessment of the impact on existing trees;
- b. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- c. A Flood Risk Assessment (FRA) will be required to inform the delivery of the site as the site lies adjacent to an area of surface water flood risk (watercourse to the north of the site). This FRA will also inform mitigation measures including the provision of SuDS;
- d. An Ecological Impact Assessment (EcIA) will be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- e. An arboricultural survey will be required to inform the delivery of the site, to take into account the protected trees present on the eastern boundary;
- f. A substantial tree belt will be provided along the northern boundary, linking to the existing tree belt to the north of the site, on the eastern boundary and with new planting on land at Stretton Close;
- g. The development design and layout will be in line with Policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- h. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. This will be set out in a Travel Information Pack;
- i. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes;
- j. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- k. The southern quarter of the site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.





Bradfield Cricket Club

Bradfield Village Hall

Cakes

Goddess Treatments

Dupaul Eng
Garage Services

S End Rd

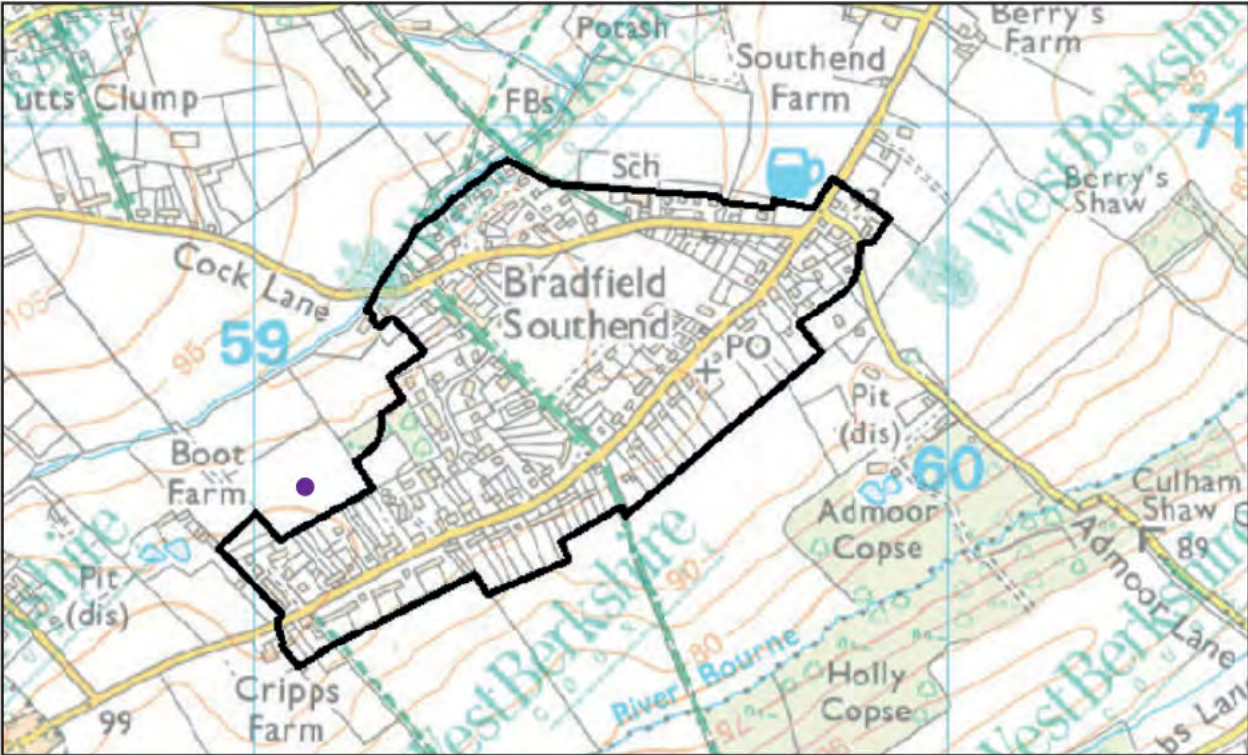
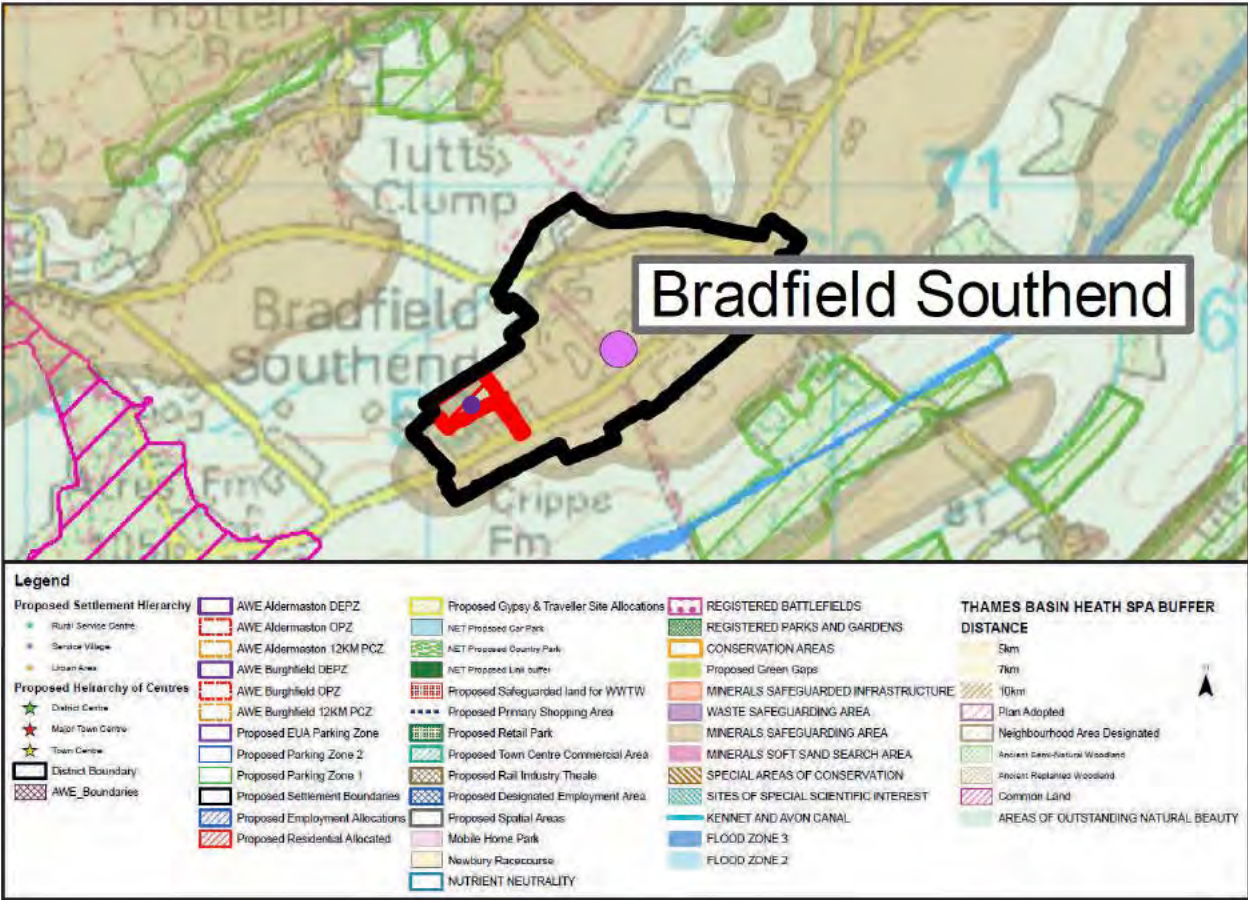
S End Rd

Cock Ln

Stanbrook Cl

New Way

S End Rd



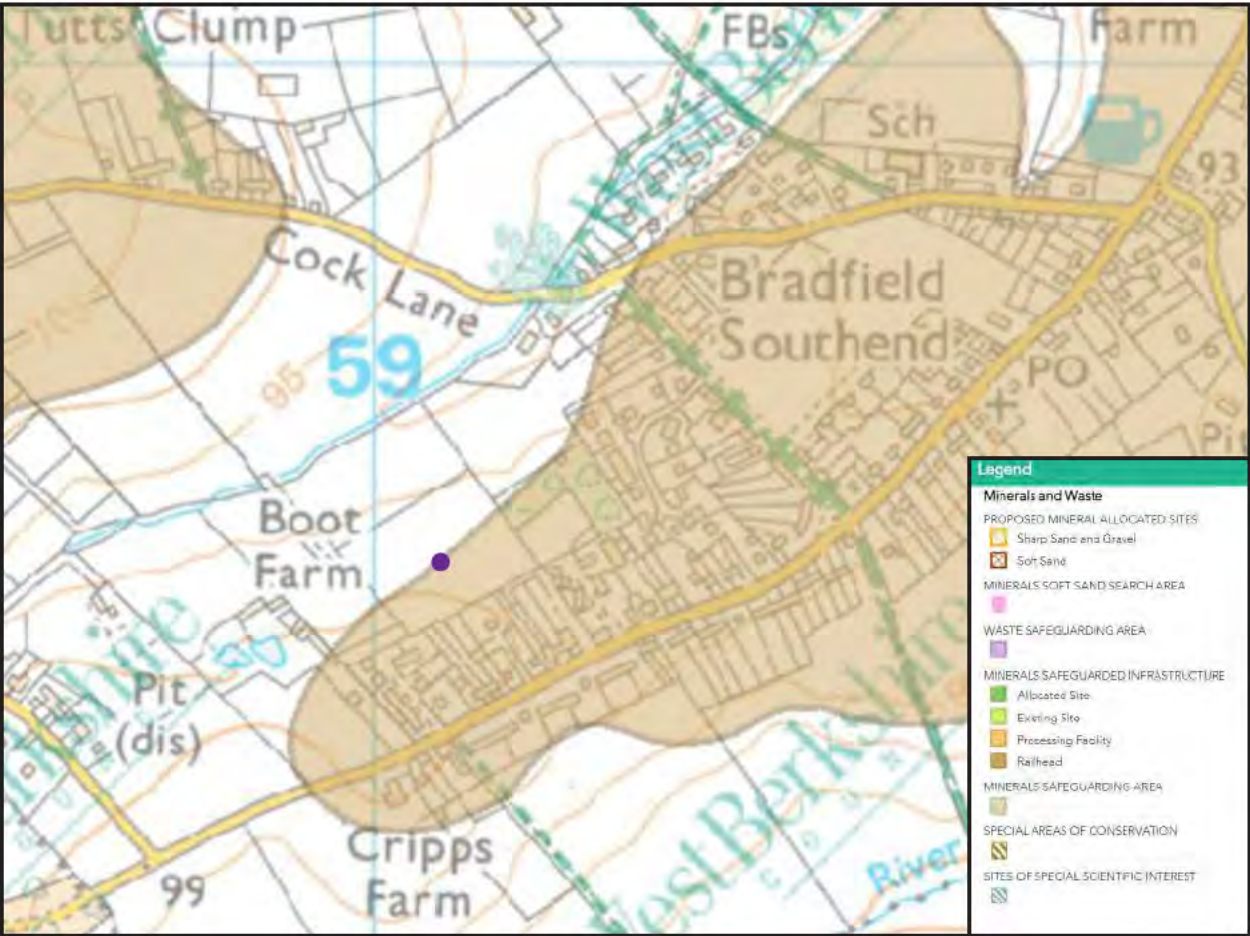
Environment Agency Flood Map

(● Site Location)



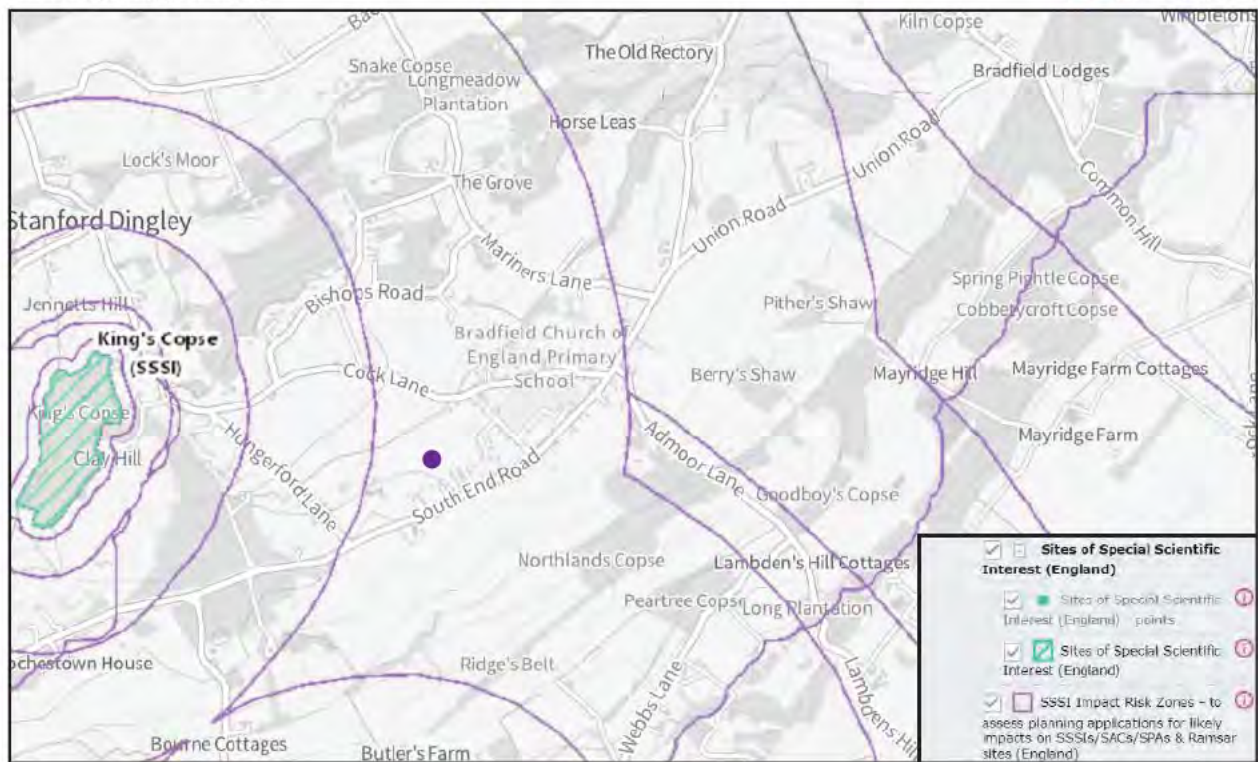
West Berkshire Minerals and Waste Map

(● Site Location)



SSSI Map (Magic Maps)

(● Site Location)



Commentary: - The site has no relevant planning history

- In terms of designations, the site is:

- partly located within the Mineral Safeguarding Area
- located within Flood Zone 1
- located within 100m of the SSSI

HELAA (2023) Suitability Conclusion:

A 2014 Landscape Capacity Assessment (in which the site had the ref BRS003) advised that development on part of the site could be accommodated subject to measures to conserve and enhance the natural beauty and special qualities of the AONB.

A high risk flow flooding from existing watercourse runs along the north border of the site and development would need to be avoided on this area.

Further information required on ecology before a robust decision can be made.

Development would also be dependent on a review of the settlement boundary for Bradfield Southend in the Local Plan Review.

Appendix 3: Audit Matrix and Settlement Scores

Settlement boundaries	Post Office	Supermarket	Convenience store	School - Primary	School - Secondary	Village/community hall	Employment - PEA or 100+ registered business	General medical practice	Pharmacy	Proximity to major urban centre	Superfast broadband	Community Transport Scheme	Train station	Bus service - 30 mins	Bus Service - hourly	Bus service - 2-hourly	Public house	Dental surgery	Permanent library	Mobile Library Service	Sports/recreation ground	Children's play area	Indoor sports / leisure facility	Play group/nursery	Place of worship	Score
Criteria score + extra point > one key facility	3	3	1	3	3	3	3	3	3	0.3	1	1	3	3	2	1	1	1	1	1	1	1	1	1	1	
Bradfield Southend	3		4	3		3					1	1					1			1	1	1		1	1	21

Great Shefford (Service Village) – Policy RSA19



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Policy RSA19**Land west of Spring Meadows, Great Shefford (Site Ref: GS1)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 15 dwellings in a scheme that provides a mix of dwelling types appropriate to the local area;
- b. Access to the site will be provided from Spring Meadows. A footway will need to be provided from the development to the existing footway in Spring Meadows;
- c. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network;
- d. The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011):
 - i. Retention of the existing boundary vegetation;
 - ii. Buildings to be kept off the northern-most corner of the site; and
 - iii. New planting to integrate buildings into the landscape and soften the edge;
- e. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- f. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- g. The scheme will be informed by a Flood Risk Assessment for the site. This is due to the presence of a surface water flow path across the northeast corner of the site, in addition to a small area of groundwater emergence in the north east corner of the site. Development will need to be avoided in this area;
- h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. Infiltration from groundwater into the network has been identified as a strategic issue within this catchment; therefore development on the site will connect to the mains sewerage system. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works;
- j. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
- k. A desk-based assessment to better understand archaeological potential and survival will be required. Fieldwork techniques to better understand the Mesolithic potential may be necessary; and
- l. Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required.





Chaddleworth St.
Andrew's & Shefford...

Great Shefford
Under Fives

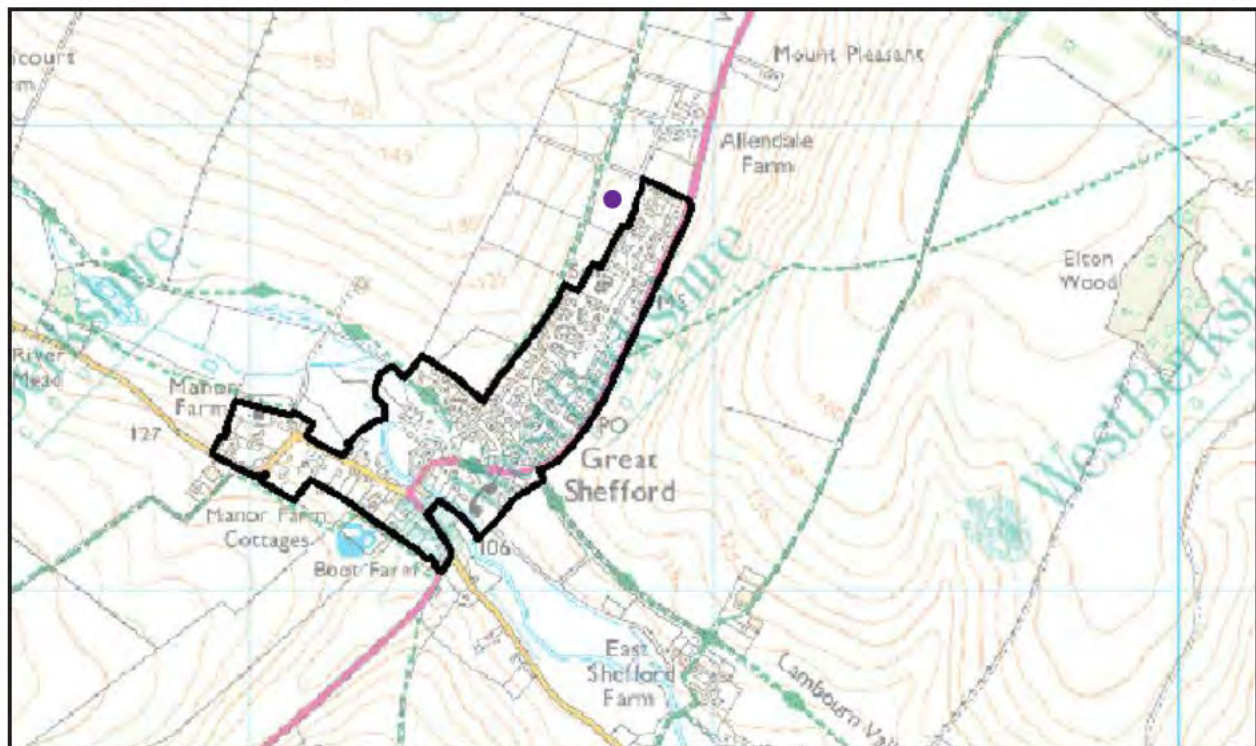
River Lambourn

Great Shefford
Post Office

Brookside Filling Station

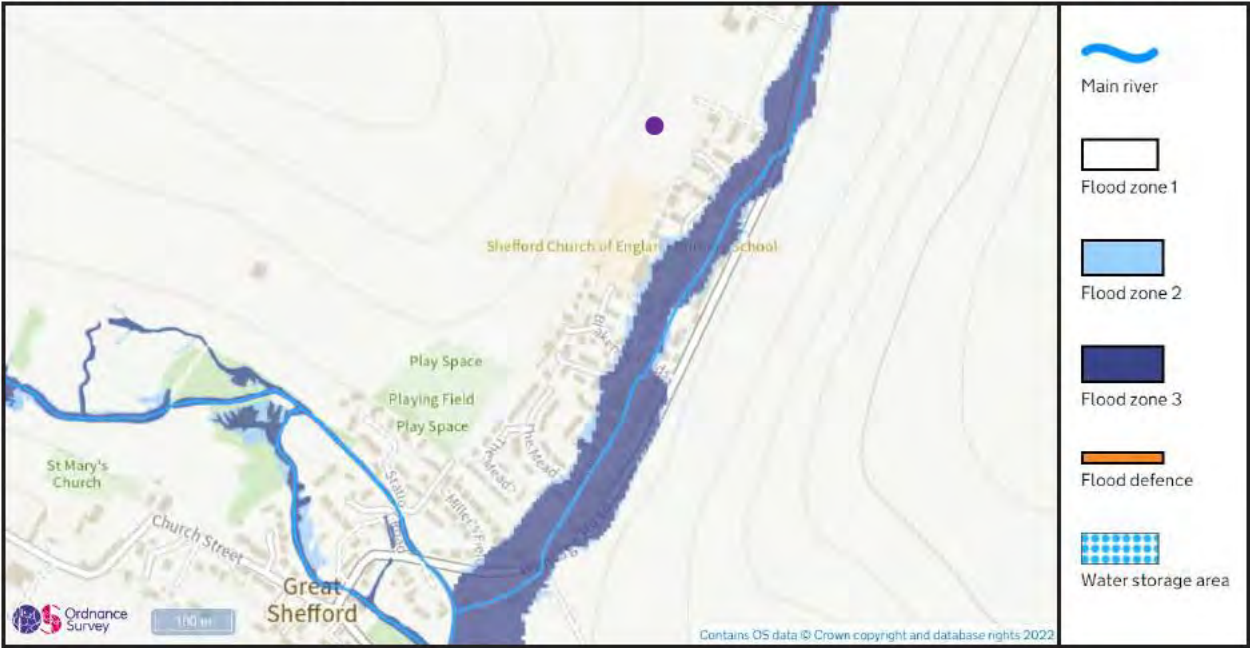
Great Shefford

Hungerford Accounts



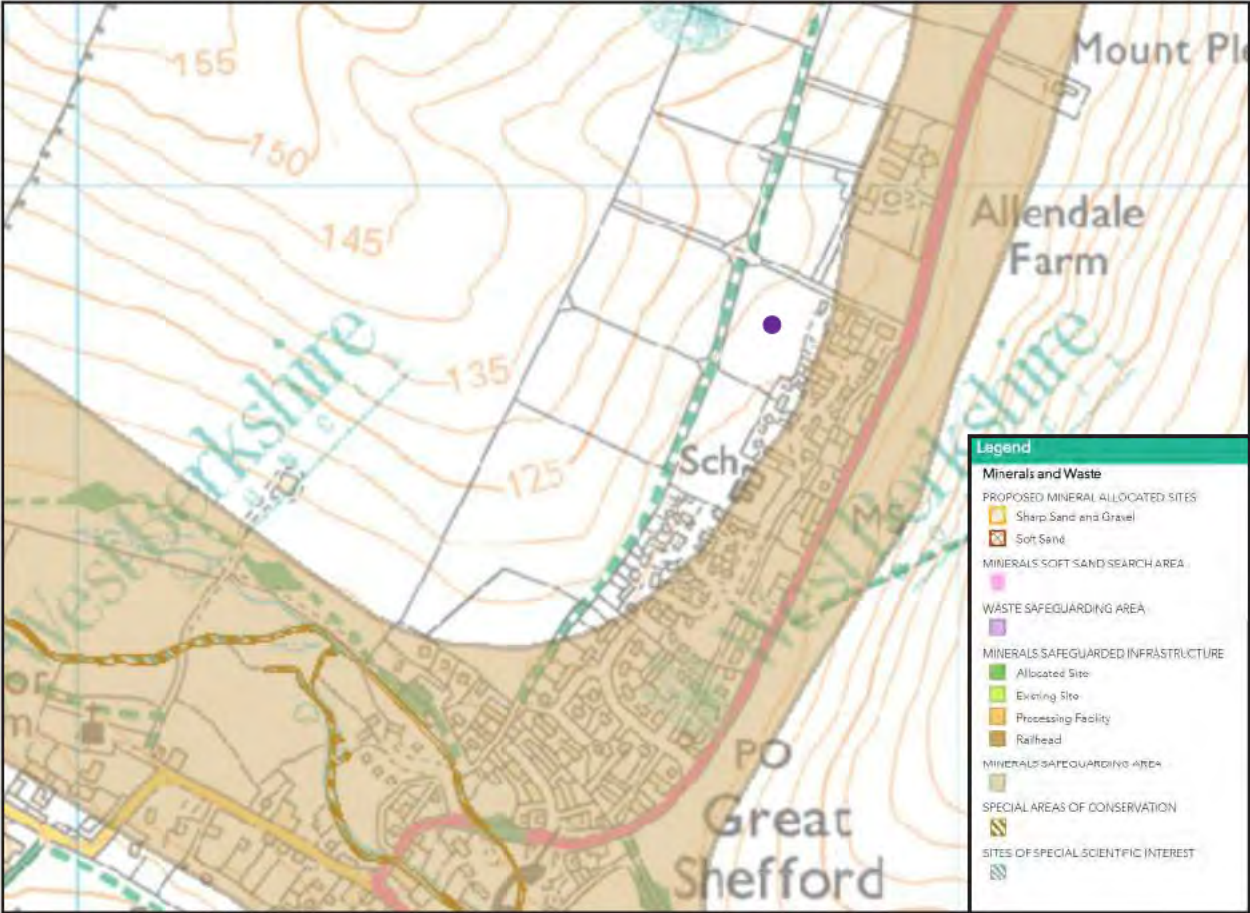
Environment Agency Flood Map

(● Site Location)



West Berkshire Minerals and Waste Map

(● Site Location)



SSSI Map (Magic Maps)

(● Site Location)



Commentary: - The site has no relevant planning history - In terms of designations, the site is:

- located outside of the Mineral Safeguarding Area
- located within Flood Zone 1
- located within 600m of the SSSI

HELAA Suitability Assessment:

Groundwater emergence modelling that was prepared following the Winter 2013/14 flood event indicates that groundwater emergence is predicted to impact the north east corner of the site during a 1 in 30 year and 1 in 100 year flood event. Development would need to be avoided in this area.

Surface water flow path in the north east site corner. Development would need to be avoided in this area.

The site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Further ecological surveys required.

Allocation would also be dependent on an adoptable access to site and a review of the settlement boundary for Great Shefford in the Local Plan Review.

Appendix 3: Audit Matrix and Settlement Scores

Settlement boundaries	Post Office	Supermarket	Convenience store	School - Primary	School - Secondary	Village/community hall	Employment - PEA or 100+ registered business	General medical practice	Pharmacy	Proximity to major urban centre	Superfast broadband	Community Transport Scheme	Train station	Bus service - 30 mins	Bus Service - hourly	Bus service - 2-hourly	Public house	Dental surgery	Permanent library	Mobile Library Service	Sports/recreation ground	Children's play area	Indoor sports / leisure facility	Play group/nursery	Place of worship	Score
Criteria score + extra point > one key facility	3	3	1	3	3	3	3	3	3	0.3	1	1	3	3	2	1	1	1	1	1	1	1	1	1	1	
Great Shefford	3		4	3		3					1	1				1	1			1	1	1		1	1	22

Uncontested Sites:

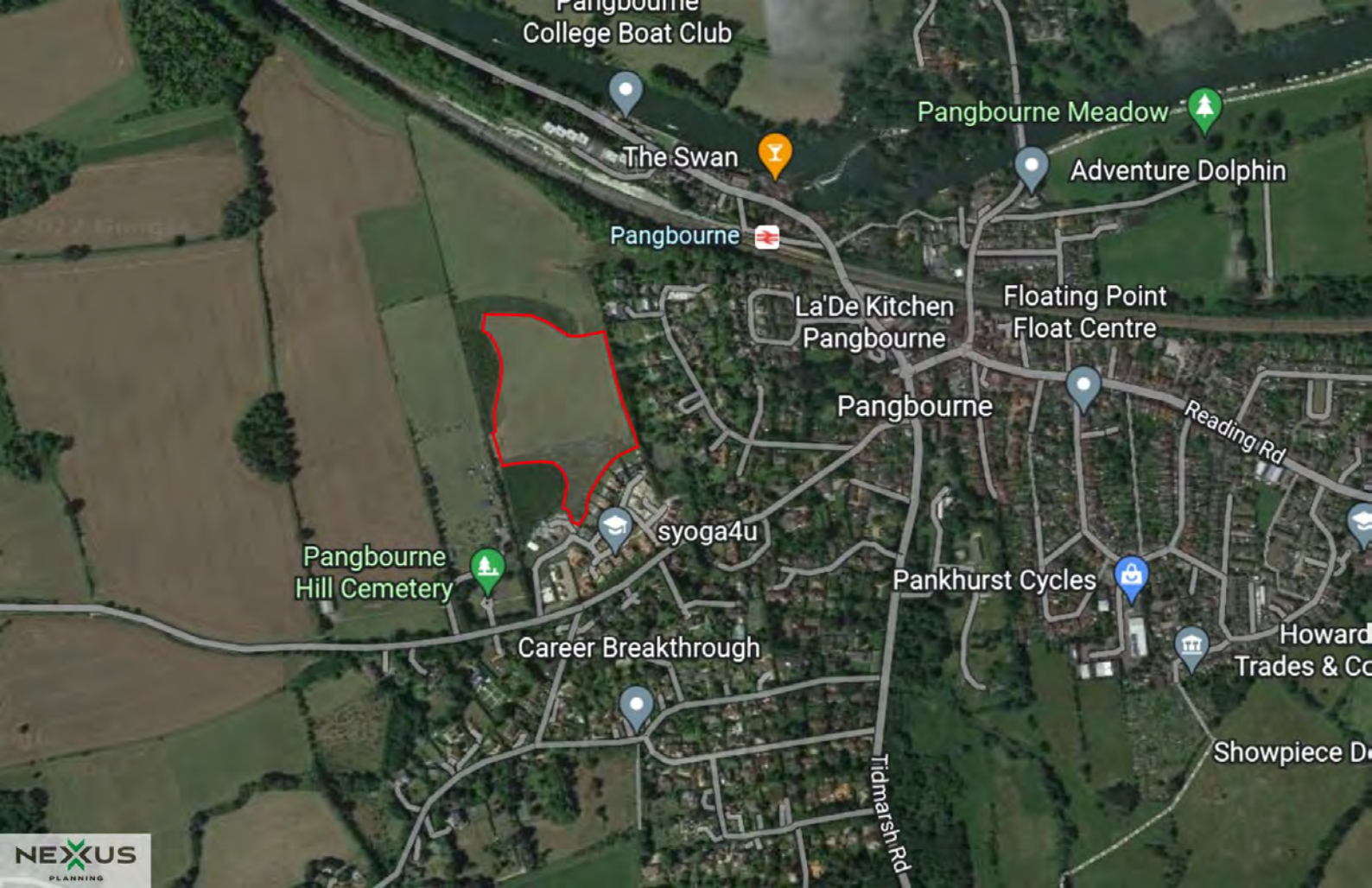
- RSA15 - Land at Newbury Road, Lambourn
- RSA18 - Pirbright Institute Site, High Street, Compton
- RSA20 - Land off Charlotte Close, Hermitage
- RSA21 - Land to the south east of the Old Farmhouse, Hermitage

Appendix 6: Analysis of PAN 8 prepared by Nexus Planning

Promoted Site:

- Pangbourne Hill, Pangbourne (Rural Service Centre)





Pangbourne
College Boat Club

The Swan

Pangbourne Meadow

Adventure Dolphin

Pangbourne

La'De Kitchen
Pangbourne

Floating Point
Float Centre

Pangbourne

Reading Rd

Pangbourne
Hill Cemetery

syoga4u

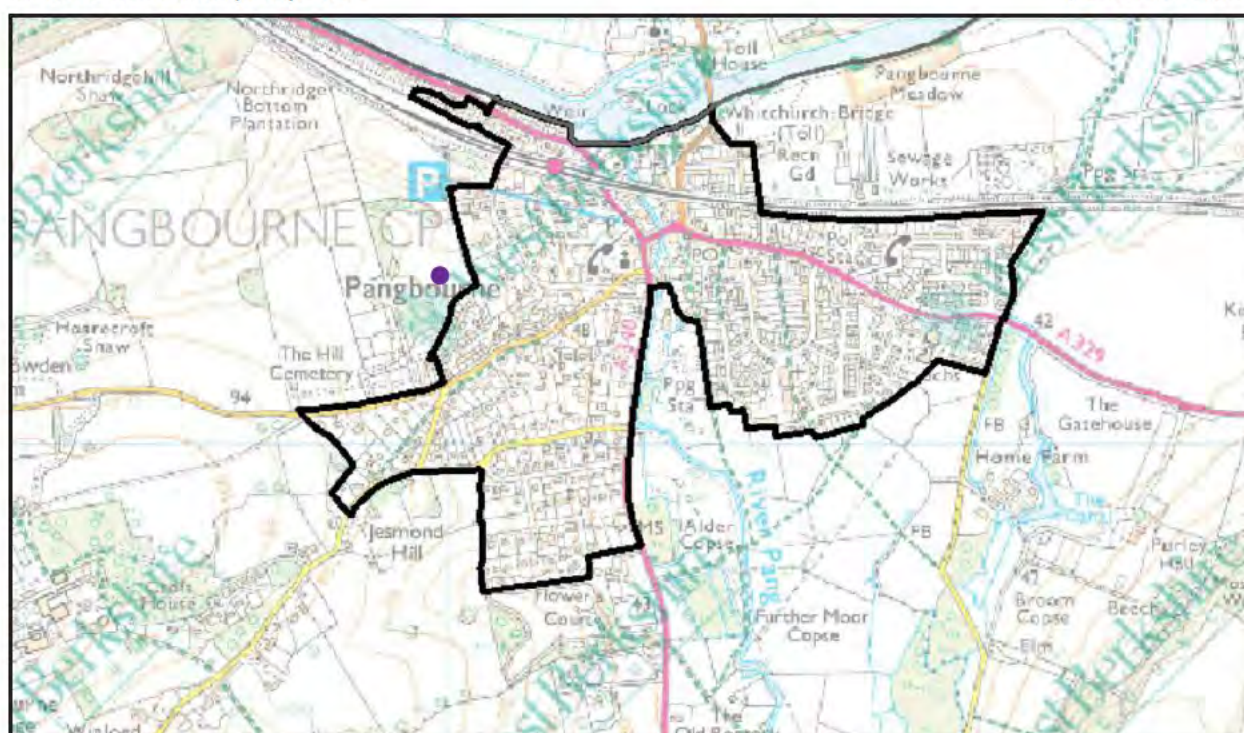
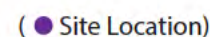
Career Breakthrough

Pankhurst Cycles

Howard
Trades & Co

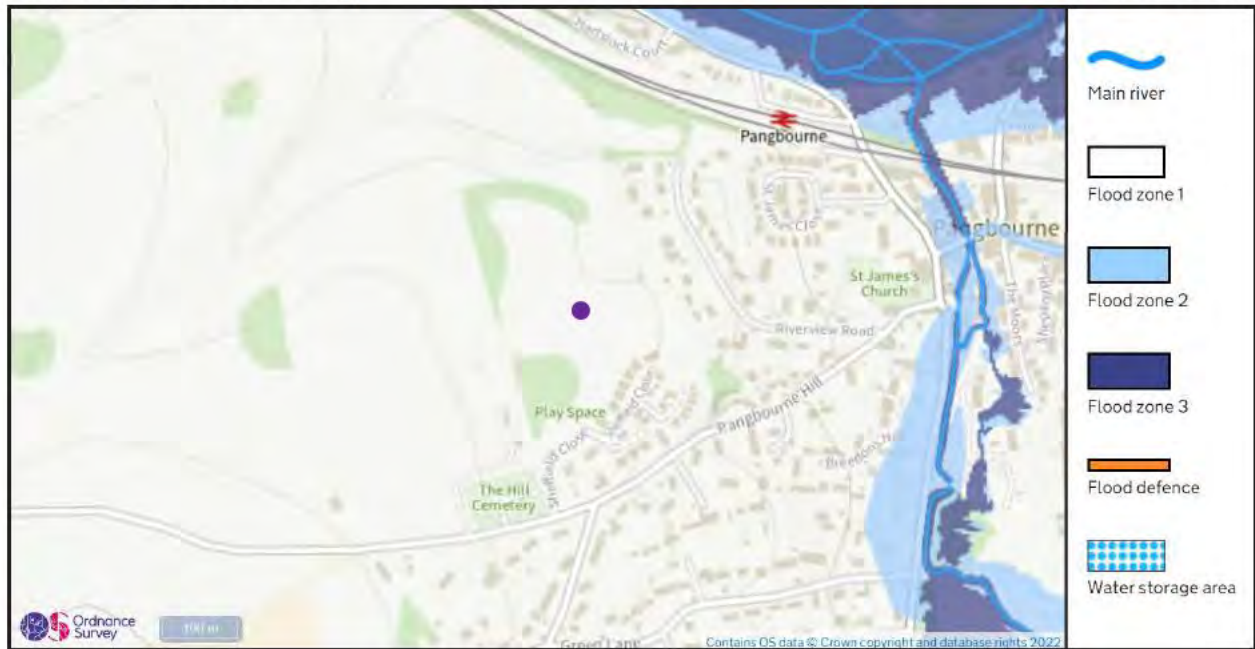
Showpiece D

Tidmarsh Rd



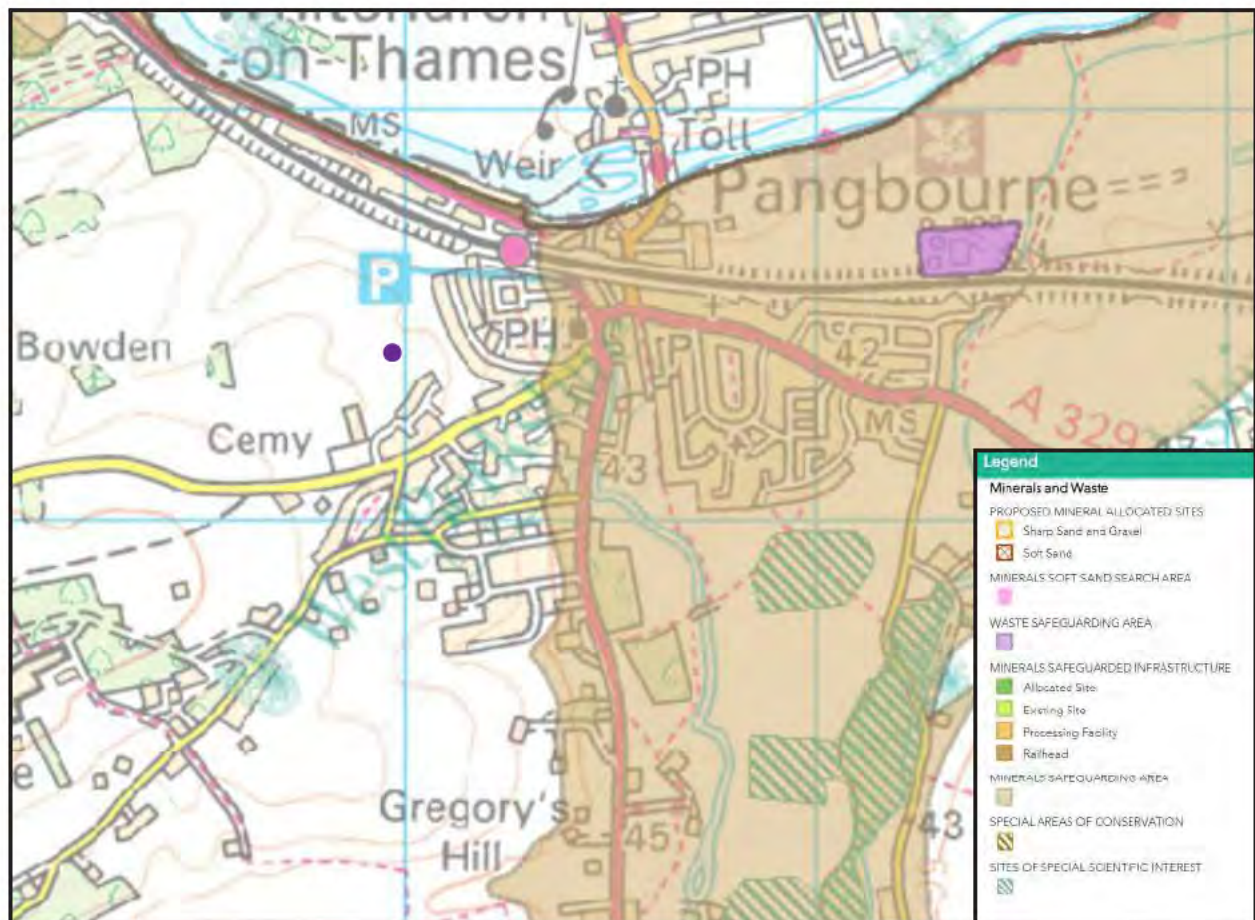
Environment Agency Flood Map

(● Site Location)



West Berkshire Minerals and Waste Map

(● Site Location)



SSSI Map (Magic Maps)

(● Site Location)



Commentary:

- The site has no relevant planning history
- In terms of designations, the site is:
 - located outside of the Mineral Safeguarding Area
 - located within Flood Zone 1
 - located within 1000m of the SSSI risk zone

HELAA (2023) Suitability Conclusion:

Development would impact upon local highway network.

Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.

Concerns that development will result in harm to the natural beauty and special qualities of the AONB.

Appendix 3: Audit Matrix and Settlement Scores

Settlement boundaries	Post Office	Supermarket	Convenience store	School - Primary	School - Secondary	Village/community hall	Employment - PEA or 100+ registered business	General medical practice	Pharmacy	Proximity to major urban centre	Superfast broadband	Community Transport Scheme	Train station	Bus service - 30 mins	Bus Service - hourly	Bus service - 2-hourly	Public house	Dental surgery	Permanent library	Mobile Library Service	Sports/recreation ground	Children's play area	Indoor sports /leisure facility	Play group/nursery	Place of worship	Score
Criteria score + extra point > one key facility	3	3	1	3	3	3	3	3	3	0-3	1	1	3	3	2	1	1	1	1	1	1	1	1	1	1	
Pangbourne	3	3	4	4		3	3	3	3	1	1	1	3			1	1	1	1		1	1		1	1	40

Appendix 7: Preliminary Landscape and Visual Appraisal prepared by EDP



**Land to the North of
Pangbourne Hill,
Pangbourne**

**Preliminary
Landscape and
Visual Appraisal**

Prepared by:
**The Environmental
Dimension Partnership
Ltd**

On behalf of:
**Pangbourne Beaver
Properties Ltd**

February 2023
Report Reference
edp6951_r001c

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Section 5	The Proposed Development and the West Berkshire HELAA findings.....	21
Section 6	Recommendations and Conclusions	27

Appendices

Appendix EDP 1	Concept Masterplans
Appendix EDP 2	Methodology: Tables Defining the Thresholds and definitions of Terminology used in this Appraisal
Appendix EDP 3	HELAA Extracts for PAN8

Plans

Plan EDP 1	Site Location and Study Area (edp6951_d005a 04 February 2021 AH/FM)
Plan EDP 2	Environmental Planning Context (edp6951_d001a 04 February 2021 AH/FM)
Plan EDP 3	Site Context and Local Character (edp6951_d003a 04 February 2021 AH/FM)
Plan EDP 4	Topography (edp6951_d002a 04 February 2021 AH/FM)
Plan EDP 5	Findings of EDP's Visual Appraisal (edp6951_d004a 02 February 2021 AH/FM)

Photoviewpoints

(edp6951_d006a 04 February 2021 JTF/AH)

Photoviewpoint EDP 1	View east from Pangbourne Hill Cemetery
Photoviewpoint EDP 2	View north from Sheffield Close
Photoviewpoint EDP 3	View from bus stop on Pangbourne Hill
Photoviewpoint EDP 4	Western edge of Purley looking west from Purley-on-Thames Footpath 10
Photoviewpoint EDP 5	View from Westbury Lane adjacent to railway crossing
Photoviewpoint EDP 6	Elevated view west from The Chiltern Way/Mapledurham Footpath 2
Photoviewpoint EDP 7	View west from Whitchurch-on-Thames Footpath 2
Photoviewpoint EDP 8	Elevated view south from Thames Way/Goring Heath Footpath 7

This version is intended for electronic viewing only

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Section 1

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Pangbourne Beaver Properties Ltd to undertake a Preliminary Landscape and Visual Appraisal (LVA) in support of their representation to the West Berkshire Council Regulation 19 Consultation. The report considers landscape and visual matters in relation to the proposal to allocate the site for residential development. It also reviews the findings of the West Berkshire Housing and Economic Land Availability Assessment (HELAA) on Land to the North of Pangbourne Hill, Pangbourne (the site).
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute⁽¹⁾ specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 **Plan EDP 1** illustrates the location of the site and the study area. The site is located on the western edge of the village of Pangbourne and is within the West Berkshire Local Planning Authority (LPA). The site comprises two medium sized agricultural fields and is accessed via Sheffield Close, a recently constructed residential lane completed by Millgate Homes.

Purpose

- 1.4 This LVA report has been undertaken to inform the consideration of the site for residential development and to support its promotion through the Regulation 19 Consultation process.
- 1.5 It also considers the site against findings of the HELAA produced by West Berkshire Council in December 2020, which concluded the site, known as PAN8, to be 'unsuitable' for residential development.
- 1.6 To date, the purpose of EDP's work has been to gain an early understanding of the landscape and visual issues likely to affect the 'in principle' suitability and potential capacity of the site for development.
- 1.7 This report identifies the existing conditions of the site and its surrounding area, to inform the design layout and appearance of emerging proposals. This work also identifies any mitigation measures which should be incorporated into the scheme to ensure its landscape and visual effects are minimised.

¹ LI Practice Number 1010

Methodology

- 1.8 A Landscape and Visual Appraisal comprises a study of two separate but interlinked issues:
- Landscape character is the physical make-up and condition of the landscape itself, and arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects; and
 - Visual amenity is the way in which the site is seen; views to and from the site, their direction, character and sensitivity to change.
- 1.9 **Section 3** addresses baseline landscape character issues, whilst visual amenity issues are addressed in **Section 4**.
- 1.10 Recommendations to inform any future design process, based on the findings of **Sections 3** and **4** are considered in **Section 6**.
- 1.11 **Section 5** outlines the findings of the HELAA and how this relates to the site and the conclusions reached within **Sections 3** and **4**.
- 1.12 The LVA has been undertaken in accordance with the *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013) (GLVIA3), insofar as it is relevant to this stage in the process, and is considered proportional to the potential development being considered. The criteria referred to, but not defined within the guidelines, have been defined by EDP as set out in the methodology at **Appendix EDP 2**.

Study Area

- 1.13 A broad study area of up to 3km from the site was adopted as the initial search area, as shown on **Plan EDP 1**. This enabled the geographical scope of the assessment to be defined and provided the wider geographical context of the study. Within this area, the search focused on: identifying the local planning policy context; identifying national and local landscape designations and other relevant designations, for example Areas of Outstanding Natural Beauty (AONBs) and Registered Parks and Gardens (RPG); and providing a general geographical understanding of the site and its broader context, for example, in relation to landform, transport routes and the distribution and nature of settlement.
- 1.14 Following this initial analysis and subsequent field work, and having an appreciation of the development proposed, the study area was refined to focus on those areas and features that are considered likely to be affected by the proposals. The extent of this study area is 2km from the site boundary, as shown on **Plan EDP 1**, although occasional reference may be made to features beyond this area where appropriate.

Section 2

Findings of EDP Data Trawl

Information Sources

Desk Study

- 2.1 EDP's Preliminary Landscape and Visual Appraisal has included preliminary reviews of aerial photographs, web searches, West Berkshire Council (WBC) publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as AONBs, Conservation Areas, and Registered Parks and Gardens.
- 2.2 In addition, a review of the planning policy context for the site has been undertaken, including the 'Housing and Employment Land Availability Assessment' (HELAA) December 2019).

Field Assessment

- 2.3 A preliminary field assessment of local site circumstances was undertaken to corroborate the findings of the desk study with the current condition of the site. The field assessment was undertaken by a qualified landscape architect in clear weather conditions in January, March and June 2021. The environmental planning context of the site is shown on **Plan EDP 2**.

Landscape Related Designations, Policy and Considerations

Landscape Designations and Considerations

- 2.4 The environmental planning context of the site is illustrated on **Plan EDP 2**. The site lies within the eastern extent of the North Wessex Downs AONB, with the River Thames approximately 360m to the north forming the boundary to the Chilterns AONB. There are no further designated landscapes within, or adjacent to the site.
- 2.5 Regarding heritage features, Pangbourne Conservation Area lies approximately 250m east of the site at its nearest point. Within the 2km study boundary, there are a number of Listed Buildings within Pangbourne, Whitchurch-on-Thames to the north and along the southern edge of the River Thames. Purley Hall RPG lies approximately 1.4km south-east, with Basildon Park RPG 1.8km north-west. The field assessment found there to be no intervisibility between the site and these existing heritage features.

Local Policy

2.6 The overall Development Plan for West Berkshire is made up of a number of documents, the following are considered relevant to this appraisal:

- West Berkshire District Local Plan 1991 (WBDLP) – 2006 (Saved Policies 2007); and
- Core Strategy Development Plan (CSDP) Document (2006 – 2026).

2.7 Policies contained in the Development Plan of relevance to landscape and visual matters of the site are listed below.

2.8 WBDLP Area Delivery Plan Policy 5: *North Wessex Downs AONB* is a detailed policy in relation to the delivery of housing across the designation, stating that up to 2000 houses will be provided across the plan period, 1000 of which have been already built or given planning approval. The policy states as follows:

“...appropriate and sustainable growth that conserves and enhances its special landscape qualities”.

And:

“...development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland. Development will respond positively to the local context, and respect identified landscape features and components of natural beauty”.

2.9 WBDLP Policy ENV.8: *Active Nature Conservation Measures* states that:

“The Council will encourage and support the management of land and water areas for nature conservation purposes and the creation of nature reserves in connection with new development and land uses. In seeking such provision the Council will have regard to:

(a) the existing nature conservation value of the site and its present condition; and

(b) whether the site (or any part thereof) has a specific nature conservation designation;

(c) the opportunity and potential to manage the site following development or other land use changes in ways which protect and enhance the habitat and wildlife value of the area in a sustainable manner; and

(d) expert nature conservation advice from English Nature or other specialist sources.”

2.10 CSDP Policy CS 14: *Design Principles* states that:

“New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire.”

2.11 It notes that in order to achieve this, development will be expected to:

- *“Make efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area;*
- *Consider opportunities for a mix of uses, buildings and landscaping.*
- *Provide, conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors.”*

2.12 CSDP Policy CS 18: *Green Infrastructure* details that the District's existing Green Infrastructure will be protected and enhanced:

“New developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. Specific standards for provision within new developments will be identified in the Site Allocations and Delivery DPD and through the Masterplanning for strategic sites.

Developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by.”

2.13 CSDP Policy CS 19: *Historic Environment and Landscape Character* aims to conserve and enhance the diversity and local distinctiveness of the landscape character of the District. Particular regard should be given to:

- “a) The sensitivity of the area to change.*
- b) Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character:*

Proposals for development should be informed by and respond to:

- a. The distinctive character areas and key characteristics identified in relevant landscape character assessments including Historic Landscape Characterisation for West Berkshire and Historic Environment Character Zoning for West Berkshire.”*

West Berkshire Landscape Sensitivity Assessment (WBLSA) 2011 (Site Reports – Pangbourne – PAN 002)

2.14 Carried out by ‘Kirkham Landscape Planning Ltd.’ in 2011, this report undertakes an overall assessment of each settlement and its setting to determine the over-riding landscape

constraints on development within the district. This is following on from the identification of sites within the West Berkshire Strategic Housing Land Availability Assessment (SHLAA). Within the WBLSA, the site has been identified as part of land parcel 'Pan 002' (See **Image EDP 2.1**). The study considers the following aspects in relation to landscape:

- Relationship with adjacent wider settlement;
- Impact on key landscape characteristics;
- Impact on key visual characteristics;
- Impact of key settlement characteristics;
- Summary of compliance with PPs7 paragraph 21; and
- Recommendations.

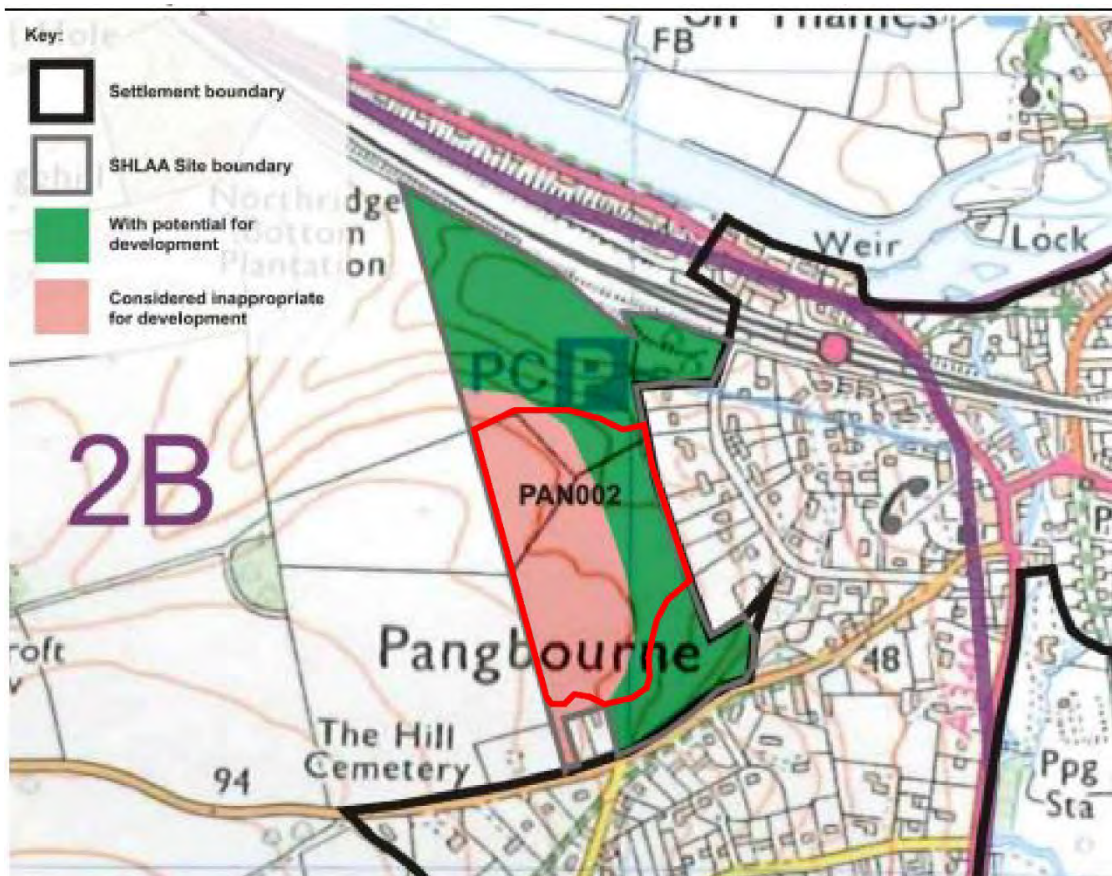


Image EDP 2.1: Extract from the WBLSA with the site broadly edged in red.

- 2.15 Overall, the study found that part of the site was considered to have 'potential for development', shown in green above. The summary paragraph for Pan 002 states that:

"Development on the whole site would result in significant harm to the natural beauty of the AONB. However, development on the lower parts of the site in small phases of distinct

character, in keeping with the local settlement form, may avoid harm to the special qualities of the AONB provided that the following recommendations below are included:

- Development on this site should be subject to the following constraints to ensure the protection and enhancement of the AONB:*
- The mass and scale of development should not be visually intrusive and must not detract from views of the Thames valley and the Chilterns*
- The western boundary should be planted with a linear woodland designed to respect the local topography and vegetation pattern and contain the settlement*
- The continuous bank and tree cover along Pangbourne Hill/Road should not be broken to provide access to the site*
- The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate*
- The layout should work with the grain of the topography and be restricted to lower slopes below the 75m AOD contour, or 70m AOD where the site is more visually exposed.”*

North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019– 2024

- 2.16 The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019– 2024 lists the Special Qualities of the AONB which are broken down into chapters based on environmental categories.
- 2.17 Although the special qualities identified under the heading of landscape do not relate directly to the site, the following key issues must be considered as part of the development strategy which have “*potential to have significant influence on the AONB’s Landscape Special Qualities.*”
- “k) *The need to maintain the pattern of discrete villages set within a quiet rural landscape, ensuring that the views to the surrounding dramatic scarps are undamaged.*”
- “o) *Intense pressure for development throughout the AONB and its setting that threatens the character and quality of its landscape and risks merging of small settlements, encroachment by larger settlements and changes to the scale and nature of development boundaries.*”

The Chilterns Area of Outstanding Natural Beauty Management Plan 2019–2024

- 2.18 The Chilterns AONB lies approximately 350m to the north of the site, The Chilterns AONB Management Plan lists a number of special qualities that require protection, including the following which is of relevance to this report:

“PANORAMIC VIEWS from and across the escarpment interwoven with intimate dipslope valleys and rolling fields.”

Public Rights of Way (PRoW) and Cycle Routes

- 2.19 There are no PRoW or cycle routes within or adjacent to the site. A footpath runs parallel with Pangbourne Hill to the south of the site. However, the route runs along a narrow, well enclosed corridor with no views out. PRoWs within the wider context are shown on **Plan EDP 5**.

Tree Preservation Orders

- 2.20 There are no Tree Preservation Orders (TPO) trees within site. However, a number of individual and group orders can be found within the grounds of Maple House abutting the site's eastern boundary, accessed via Riverview Road. These are identified by the WDC on-line mapping service².

² <https://gis2.westberks.gov.uk/webapps/OnlineMap/?vln=TREE%20PRESERVATION%20ORDERS> - accessed 25.01.21

Section 3

Landscape Character Considerations

- 3.1 This section provides a consideration of the ‘baseline’ (existing) conditions in respect of the character of the site and its landscape context, which are relevant to the integration of potential residential development of the site into its context at this western edge of Pangbourne. It summarises relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself which is also included in this section.

Review of the Published Landscape Character Assessments

- 3.2 The landscape character assessment resource for West Berkshire comprises the West Berkshire Landscape Character Assessment (August 2019) which forms part of the Local Plan Review Evidence, Information and Monitoring. This replaces the Newbury District Landscape Assessment (1993) and the Berkshire Landscape Character Assessment (2003).
- 3.3 The assessment breaks the area down into 10 different Landscape Character Types (LCT) and 26 Landscape Character Areas (LCA) based on baseline data and a combination of physical attributes such as geology, topography, agricultural land and tranquillity. The site is situated in the south-eastern tip of WC1 (Elevated Wooded Chalk with Slopes): Basildon Elevated Wooded Chalk with Slope (**Figure EDP 3.1**), for which the following extracts are relevant to this study. Underlining has been added to emphasise descriptions of most relevance to the site and context:

“Summary

This dramatically undulating landscape, from Streatley and Aldwoth in the north to Upper Basildon and Pangbourne in the south, is incised with steep dry valleys and is predominantly chalk geology. Land use is mostly mixed arable; large woodland blocks and some parkland areas are also present. The woodland blocks present represent a good ecological habitat with many of ancient origin. Upper Basildon is a long, arcing linear settlement, extending for 3km along a ridge of high ground which also forms part of the character area boundary. There are panoramic views from elevated areas, although these are limited due to the wooded nature of the area. The area forms a dramatic wooded setting to the Thames.

The eastern/north-eastern edge of the area meets the Pangbourne Thames Valley. To the north, the landscape rises up to dramatic slopes of the Open Downland, while to the south/south-west the landform is less undulating as there is a transition to the Wooded Downland type. The character area is entirely within the North Wessex Downs AONB.

Key Characteristics

Elevated and dramatic rolling topography underlain by chalk geology

Land use is mixed agriculture divided into a varied field pattern, with areas of woodland and historic parkland

Extensive areas of semi-natural habitat including ancient woodland and calcareous grassland

Designed parkland, prehistoric earthworks and historic farms contribute to time-depth

Sparsely settled rural area with small villages and hamlets

Access is provided by narrow lanes and a dense network of public rights of way

Spectacular views from higher ground, sometimes interrupted by energy infrastructure

A sense of enclosure is often experienced due to the frequent woodland, creating an intimate and tranquil landscape

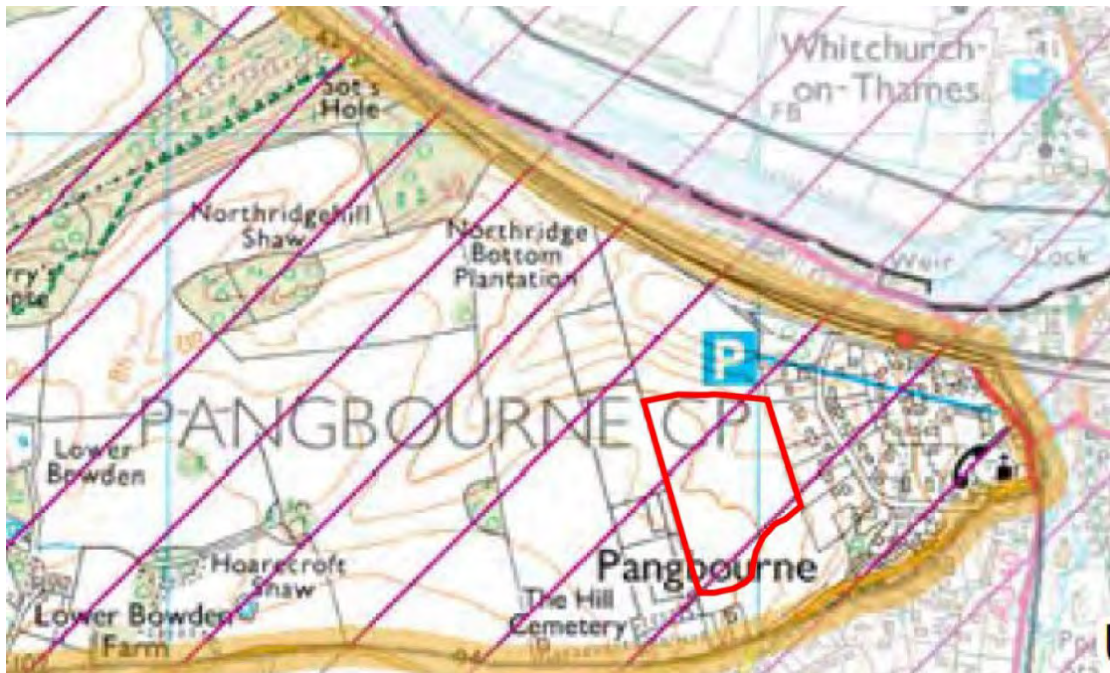


Figure EDP 3.1: Approximate site location within area WC1.

- 3.4 The report also sets out a number of landscape strategies for the area which can inform the overall layout, of importance to this report are avoiding siting development “on the open slopes” and to “maintain the rural wooded backdrop in views to the area considering the impact of any change on these views, and particularly changes which would disrupt the overall wooded character or break the skyline”.
- 3.5 The North Wessex Downs AONB Management Plan also references the North Wessex Downs AONB Integrated Landscape Character Assessment, carried out in March 2002. This

splits the area into 8 Landscape Character Types which is further refined into 33 Character Areas. The site lies within LCT 2 (Downland with Woodland) and Character Area 2B: Ashampstead Downs. The following extracts are relevant to this study; underlining has been added to emphasise descriptions of most relevance to the site and context:

“Key Characteristics

- *Chalk rocks overlain by a thick deposit of Clay-with-Flint producing heavy brown clay loamy soils. Better drained calcareous soils supporting arable production occur to the east of the area;*
- *Elevated plateau incised by dry valleys running east-west including the distinctive Ashampstead valley system. At Goring Gap the ridges between the valleys form a series of bold headlands above the Thames Valley;*
- *Extensive interconnected semi natural woodland, much of ancient origin, on the valley sides and steep slopes creating a strong sense of enclosure, plus regular blocks of commercial plantation along the southern part of the dipslope;*
- *Large scale open arable summits;*
- *Pasture, including remnant herb-rich chalk grassland, concentrated along the steeper slopes, particularly along the escarpment or valleys;*
- *Settlement consisting of hamlets and small villages of clustered form, often focussed around a crossroad or small green;*
- *An intricate winding network of minor roads, rural lanes and tracks, lined by dense hedgerows and woodland edges, often following lines of the dry valleys and contributing to the enclosed visual character;*
- *Prominent archaeological feature of Grim’s Ditch, runs across the northern section of the area - visible due to the accompanying line of trees;*
- *Varied field pattern, including both sinuous medieval and post medieval enclosure and regular, straight edged fields resulting from Parliamentary enclosure;*
- *Intimate scale, enclosed views - a quiet, rural landscape.”*

3.6 The study also sets out the Key Management Requirements for area 2B:

“To conserve and enhance the quiet, rural character of the Ashampstead Downs and the pattern and interplay of the various landscape elements including open arable and grassland and more enclosed woodland dominated areas.”

On-site Character Assessment

- 3.7 The site comprises two agricultural fields, as shown on **Plan EDP 3**. These fields are bounded by:
- A recently planted woodland block along the inside of the northern and north-western boundary, approximately 25m wide;
 - The rear gardens of detached dwellings along Riverview Road on the eastern boundary, which largely comprises dense hedgerow/tree planting;
 - A post and rail fence forms the southern boundary to a small number of properties recently constructed along Sheffield Close; and
 - A recently planted woodland lying in the site's south-western corner connecting to the woodland to the north-west. A mature hedgerow with trees forms the boundary itself, separating the site from Chalkhill Farm.
- 3.8 The site is located on the western edge of Pangbourne, abutting the settlement edge on the eastern and southern boundaries following the completion of Sheffield Close to the south (**Figure EDP 3.2**)

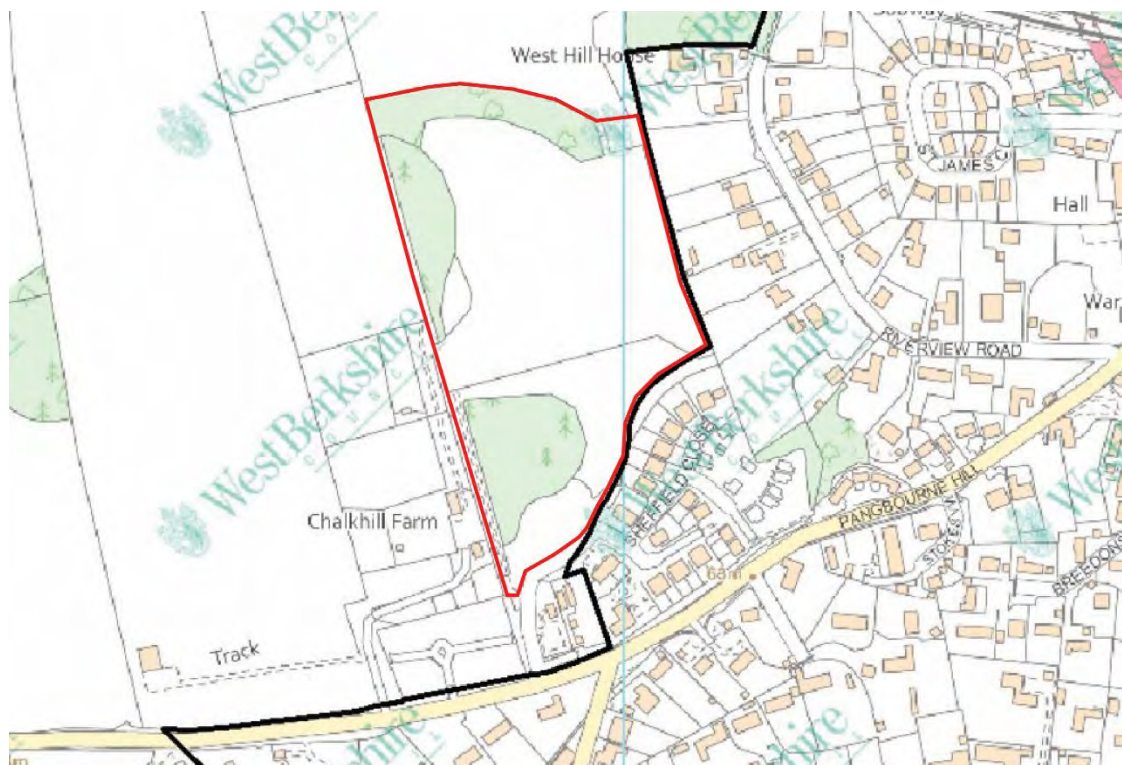


Figure EDP 3.2: Extract from the West Berkshire Online Map³ with Pangbourne Settlement Boundary in black and approximate site boundary in red.

³ <https://gis2.westberks.gov.uk/webapps/OnlineMap/> - Accessed 25.01.21

- 3.9 The site is located across a local ridge top, which has elevated north-westerly and north-easterly orientated slopes and marks the north-western settlement edge, as illustrated on **Plan EDP 3**.
- 3.10 The topography of the site is representative of its location on the fringes of the Elevated Wooded Chalk character area, sloping from west to east as the topography drops from the elevated landscape to the west into the village of Pangbourne running along the River Thames Valley (**Plan EDP 4**). The site drops from approximately 80m above Ordnance Datum (aOD) within the south-western woodland to 65m aOD at the site's northern tip. There are no hydrological features within, or adjacent to the site.
- 3.11 The site and context are broadly representative of the Elevated Wooded Chalk character area, as highlighted by the underlined text in the description above. However, the overhead cables and poles running parallel to the eastern boundary, the visual connection with the tower blocks at Hartslock Court to the north and the noise generated by the busy rail line within a steep valley to the north all detract from the integrity of the landscape character of the site.
- 3.12 Both the District and AONB Character Assessments make reference (within the summaries, key characteristics and management requirements) to avoiding the siting of development on the upper slopes of the area, as well as retaining the perceived wooded character and keeping development below the skyline. The presence of woodland adjacent to, and within the site, provides opportunity to assimilate development into the local landscape within its wooded context and it would therefore not appear out of place or character.

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Section 4

Visual Amenity Considerations

- 4.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 4.2 This section identifies the extent of visibility towards the site and the type, and distribution of, visual receptors that may be able to obtain views to the site. It also provides a consideration of those existing ‘baseline’ conditions that are relevant to the integration of potential residential development of the site into its context at this western edge of Pangbourne.

The Process

- 4.3 An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps, described in turn below.

Step One: Defining Zones of Theoretical and Primary Visibility (Plan EDP 5)

- 4.4 The starting point for the assessment of visual amenity was a computer-generated Zone of Theoretical Visibility (ZTV). The ZTV was derived using digital landform height data only, and therefore it does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.
- 4.5 The resulting ZTV was then tested, by walking and driving (as appropriate) local roads, rights of way and other publicly accessible viewpoints, to identify the main visual receptors predicted to have actual visibility to the site. It was found that actual visibility to the site is less extensive than predicted by the ZTV. This is due to the screening effect of adjacent woodland and settlement, to the south-east, and to the cumulative screening effect of hedgerows across the gently undulating vale landscape, to the north-west, as set out in more detail below.

Step Two: Defining Receptor Groups

- 4.6 Publicly accessible locations from which it was identified that there are likely to be views towards the site are limited; these are shown on **Plan EDP 5** and include:
- The entrance to Sheffield Close along Pangbourne Hill (**Photoviewpoint EDP 2**);
 - Elevated Purley-on-Thames Footpath 10 as it traverses the western edge of the town of Purley (**Photoviewpoint EDP 4**);

- Westbury Lane within Purley as it crosses the railway line at the western edge of Purley-on-Thames Footpath 2 (**Photoviewpoint EDP 5**); and
- Long distance elevated view from The Chiltern Way (Mapledurham Footpath 2) as it exits the south-eastern corner of Bottom Wood to the north of Purley (**Photoviewpoint EDP 6**).

Step Three: Defining Representative Viewpoints

- 4.7 The on-site assessment was also useful in identifying key receptors and representative viewpoints, or photoviewpoints (PVPs), that might have views towards the site. These form the basis, or benchmark, in the assessment of potential effects on views and visual amenity. The PVPs are listed and assessed in the **Table EDP 4.1**, their locations shown on **Plan EDP 5**, and a photographic record is included at **Photoviewpoints EDP 1 to 8**. These photoviewpoints have been captured in January 2021, and therefore an additional two years of growth must be considered for the vegetation within and surrounding the site.

Table EDP 4.1: Summary of Representative Photoviewpoints.

PVP No.	PVP Name/Location	Grid Reference	Distance and Direction of View to Site	Reason(s) For Selection of PVP/Receptors
1	View east from Pangbourne Hill Cemetery	462865, 176143	140m; E	Users of the Cemetery
2	View north from Sheffield Close	462923, 176167	95m; N	Road users, Residents
3	View from bus stop on Pangbourne Hill	462957, 176120	140m; N	Road users
4	Western edge of Purley looking west from Purley-on-Thames Footpath 10	465272, 176054	2.2km; W	Users of the PRoW
5	View from Westbury Lane adjacent to railway crossing	465485, 176479	2.4km; W	Users of the PRoW
6	Elevated view west from The Chiltern Way/Mapledurham Footpath 2	466562, 177711	3.7km; SW	Users of the PRoW
7	View west from Whitchurch-on-Thames Footpath 2	464907, 177871	2.3km; SW	Users of the PRoW
8	Elevated view south from Thames Way/Goring Heath Footpath 7	462278, 178417	1.9km; S	Users of the PRoW

Visibility to the Site

- 4.8 Although the site lies on elevated land at the western edge of Pangbourne, publicly accessible receptors in the surrounding landscape are limited.

- 4.9 The tower blocks at Hartslock Court, accessed via the A329 (Shooter's Hill) form a prominent feature in the landscape to the north, as shown in **Image EDP 4.1** below. The westernmost block of the two has open views into the site from the upper storeys, however it is worth noting that the northern elevations of both blocks are sited to take advantage of views out on to the River Thames and the wooded valley edge further north.



Image EDP 4.1: View north from sites southern edge.

- 4.10 Further north, although the slopes of the Thames Valley provide the wooded backdrop from views out of the site, receptors along this edge are limited. The Thames Way (approximately 1.1km north at its nearest point) traverses this landscape in an east-to-west direction from the B471 as it heads north from Whitchurch-on-Thames. The footpath runs along a vehicular access track which has a dense tree and hedgerow belt along the entirety of the southern edge, screening any potential views out. As it continues west beyond the access track, occasional gaps appear in the southern edge allowing views out, however views to the site are screened by intervening vegetation and topography (**Photoviewpoint EDP 8**).
- 4.11 To the north-east, the landscape changes slightly where open ridges emerge from the wooded slopes, as indicated on **Image EDP 4.2**, and agriculture becomes a more frequent land use. A heavily filtered seasonal view is afforded towards the site from Whitchurch-on-Thames Footpath 2 (**Photoviewpoint EDP 7**) as it ascends the slopes, with the rooftops of the new properties at Sheffield Close identifiable below the wooded horizon.



Image EDP 4.2: Open ridges emerging from wooded slopes in landscape to the north-east.

- 4.12 Further east, a single elevated view towards the site is also afforded from The Chiltern Way as it emerges from the south-eastern corner of Bottom Wood (**Photoviewpoint EDP 6**) approximately 3.7km to the north-east. Again, the rooftops of the recently completed development at Sheffield Close can be identified in the distance, however this forms an oblique, minor component in a wide panoramic view, orientated towards the town of Purley-on-Thames.
- 4.13 To the east, the built form of Pangbourne offers good screening in potential views, which are generally limited to the western edge of Purley-on-Thames. The rooftops of properties at Sheffield Close can be identified in the middle distance along Westbury Lane as it crosses the railway line north of the town (**Photoviewpoint EDP 5**), however this forms a minor component in the overall view and is seen with the existing built form within Pangbourne in the foreground. This photoviewpoint also represents the available view from the western extent of Purley-on-Thames Footpath 2.
- 4.14 Purley-on-Thames Footpath 10 skirts along the western edge of the town and rises in elevation as it heads south, affording views across the landscape towards the village of Pangbourne, where the properties at Sheffield Close can be identified (**Photoviewpoint EDP 4**). The elevated location of this receptor allows panoramic views across the surrounding landscape where the built form of Pangbourne forms a prominent feature in the middle distance, with the wooded slopes surrounding Whitchurch-on-Thames identifiable to the north.
- 4.15 To the south, mature vegetation and intervening built form restricts the potential for views, the topography also drops towards the village of Tidbury further south.
- 4.16 A glimpsed transient view into the site is afforded from vehicular users of Pangbourne Hill, however this will be seen with the development at Sheffield Close in the foreground

(**Photoviewpoint EDP 3**). It is anticipated that once vegetation here matures views towards the site will become screened. Road users accessing Sheffield Close will have filtered views through towards the site, as indicated at **Photoviewpoint EDP 2**.

- 4.17 Pangbourne Footpath 14 runs parallel to Pangbourne Hill just south of the road however, the route runs within a well vegetated corridor which does not allow views out.
- 4.18 To the west, The Hill Cemetery lies approximately 40m from the south-western site corner, however views into the site are screened by intervening vegetation along the shared boundary and the new woodland planted within the site (**Photoviewpoint EDP 1**). The sloping topography east further restricts potential views towards the site.
- 4.19 Further west, views towards the site are screened by the gently undulating topography of the surrounding landscape, combined with large woodland blocks common across the open downland.

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Section 5

The Proposed Development and the West Berkshire HELAA Findings

Emerging Masterplans

- 5.1 As part of previous submissions, Nexus Planning submitted representations to the LPA for the site, which included a landscape led masterplan for 40 units included at **Appendix EDP 1**. The masterplan has been updated following further technical analysis where two options have been produced.
- 5.2 The overall design rationale and development is as follows:
- Option 1: 39 two storey dwellings, occupying approximately 50% of the site area providing a mix of housing and flats;
 - Option 2: 28 one and two storey dwellings and a 75 bed care home with 11 one storey dwellings;
 - The site, as defined by the red line, has an area of 5.6ha (13.8 acres), including the existing woodland planting areas;
 - These will be sited below the +75 aOD contour to restrict their visibility from the north. This was a recommendation from the WBLSA which has been carried forward within the Landscape and Visual Assessment of November 2014, produced by Broadway Malyan;
 - The existing wildflower meadow will be relocated to the west of the site. No other ecological constraints will prevent development, but the planning application will be accompanied by an Ecological Assessment;
 - The existing overhead electricity cables that currently run along the eastern boundary of the site will be buried underground as part of the development;
 - The development will incorporate grassland areas and amenity space. A footpath and cycle path will run around the western perimeter of the residential area;
 - The existing and proposed landscaping will create a well treed boundary that screens the site from long views, particularly from the north and west;
 - The two-storey housing will be designed to be compatible with the adjoining development at Breedons Place; and
 - The existing landscaping creates a well screened site that will blend in well with the AONB, whilst providing additional housing in a sustainable location.

The West Berkshire HELAA (January 2023)

- 5.3 First published in February 2020 and updated in December 2020 and most recently in January 2023, the West Berkshire Housing and Economic Land Availability Assessment is a key evidence document which will inform the West Berkshire Local Plan Review to 2026. The HELAA is a technical study which aims to identify as many potential sites as possible for residential and economic development uses in the district.
- 5.4 Sites have been identified across the district, which have been subject to the following analytical stages:
- Stage 1 – identification of sites and broad locations;
 - a) Identification of Site; and
 - b) Automatic Exclusion;
 - Stage 2 – site and broad location assessment;
 - a) Development Potential;
 - b) Suitability;
 - c) Availability;
 - d) Achievability; and
 - e) Deliverability.
- 5.5 The site itself is identified as ‘PAN8 – Land north of Pangbourne Hill, Pangbourne’, which is considered to be unsuitable for development. The description and analysis of PAN8 includes a number of inaccuracies, which appear to be a common theme across the HELAA process, as identified within the introduction of the December 2020 version:
- “This update to the HELAA includes the correction of several factual inaccuracies identified by site promoters.”*
- 5.6 The January 2023 update is largely due to a total of 19 additional sites being promoted, but also a review of the Local Plan evidence completed since December 2020 has been considered in the site assessments, whilst planning commitments data with a base date of 31 March 2022 has been used to update the assessment of capacity.

Discussion

- 5.7 Section 1, identified above, is a desktop study setting out the baseline conditions such as broad location, land use, site area and designations etc.

5.8 Section 2 is more of a discursive section following the above prompts to assess each individual site. The following table sets out landscape conclusions made within the HELAA which are considered to be inaccurate.

Table EDP 5.1: HELAA Commentary

Stage	Issue	HELAA Commentary	EDP Discussion
2a	Landscape Capacity	Up to 72 dwellings but known issues exist which may reduce this number.	The submitted masterplan showed a quantum of 40 units, which has been developed to respond to the initial constraints of the site and recommendations within the Landscape Sensitivity Study, carried out by West Berkshire Council in 2011.
2b	Location	The eastern site boundary adjoins the settlement boundary.	As indicated above at Figure EDP 3.1 , the development at Sheffield Close now forms part of the settlement boundary, resulting in the site abutting the settlement boundary on both the eastern and southern boundaries.
2b	AONB Special Qualities	Potential for significant harm given the elevated character of the site above the core of the settlement and the level of development proposed.	<p>As identified within Section 3 above, it is not considered that the site contributes to any of the Special Qualities identified for either the host North Wessex Downs AONB nor the Chilterns AONB north of the River Thames. Of note to the proposals are the 'Key Issues', which have the potential to have 'significant influence' on the Special Qualities.</p> <p>Of relevance is key issue 'K', which states the importance of "<i>The need to maintain the pattern of discrete villages set within a quiet rural landscape, ensuring that the views to the surrounding dramatic scarps are undamaged.</i>" The proposed development has been sensitively designed, ensuring that built form is not cited above the 75m contour and is limited to a maximum of 2 storeys. This is to ensure that built form maintains the perceived pattern of the village of Pangbourne and that development does not break the skyline in available views, which in this instance are limited. The structural planting implemented as part of the Millgate development to the south will further help assimilate the built form into the receiving landscape.</p> <p>Key Issue 'O' must also be considered in relation to the Special Qualities, which states that "<i>Intense pressure for development throughout the AONB and its setting that threatens the character and quality of its</i></p>

Stage	Issue	HELAA Commentary	EDP Discussion
			<p><i>landscape and risks merging of small settlements, encroachment by larger settlements and changes to the scale and nature of development boundaries.</i></p> <p>Development along the southern side of Pangbourne Hill stretches further west than the proposed site, ensuring that development here would not extend the scale or nature of Pangbourne's boundaries.</p> <p>In relation to the elevated nature of the site above the core of the settlement, Plan EDP 3 shows the extent of built form along the southern edge of Pangbourne Hill, which although not considered part of the core of Pangbourne, rises up to the 90m contour on the western edge.</p>
2b	Landscape Character	West Berkshire Landscape Character Assessment (2019): the site lies within the Ashampstead Wooded Downland LCA (WD3). It notes that a key detractor in the area is ongoing development pressure which may lead to the suburbanisation and degradation of the distinct character of the existing rural settlements and their wider rural context. This is primarily an issue on the edges of the character area, close to the larger settlements such as Pangbourne.	<p>This is incorrect; the site lies within WC1: Basildon Elevated Wooded Chalk with Slopes. Although ongoing development pressure is also cited as a key detractor in the area, this only relates to <i>"diluting the rural character of the area, this has also resulted in an erosion of settlement separation between formerly distinct areas"</i>. The on-site character analysis found the site sits within the western corner of the character area, and is influenced by the surrounding built form, including large tower blocks to the north, the busy railway line set within a steep valley and telegraph cables crossing the site. It is therefore not considered to form part of the rural character of the area which lies further west. The nearest settlement past the western edge of Pangbourne is Upper Basildon, some 2.3km away. Given built form along the southern edge of Pangbourne Hill already extends out further west than the site, development here would not impact settlement separation.</p>
2b	Landscape Character	A more detailed Landscape Sensitivity Assessment (2011), for a wider site than currently being promoted, concluded that development particularly on the higher slopes would be prominent in views from	As stated, the current masterplan has been developed to ensure development does not go above the 75m contour. The Landscape Sensitivity Study was carried out on the wider site before the woodland planting along the western and northern boundaries had been implemented. Following the visual analysis undertaken within Section 4 of this report, it is considered that existing vegetation and topography will screen potential views from the limited receptors to the west and north.

Stage	Issue	HELAA Commentary	EDP Discussion
		<p>the west and the Chilterns AONB.</p> <p>Uniform development over the whole site would not be in keeping with the pattern of built form in the village. It recommended a small proportion of the site could be considered appropriate, on the lower slopes below the 75m OND contour, or on land below 70m AOD where the site is more visually exposed.</p>	<p>Views from the Chilterns were also considered to be limited, with the additional woodland planting helping to filter potential views, as well as ensure any development is seen within a wooded backdrop and does not break the skyline.</p> <p>The built form at Sheffield Close currently runs broadly along the 75m contour, showing this principal to be already established within the locality. The addition of the 70m contour principal within the discussion of this parcel has been added as part of the January 2023 update. The key term of 'visually exposed' is no longer considered relevant to this parcel as the surrounding woodland planting helps to partially enclose and filter views from the west and north, as discussed in detail at Section 4. It's clear from this addition that para 3.1 of the January 2023 HELAA update stating that Stage 2 of the report "was carried out through a combination of desktop assessments and site visits" has not been the case. It is clear a visit to the site and the immediate surrounds would conclude that no part of the site is currently 'visually exposed'.</p>

5.9 As a result of the above issues the HELAA concluded, in relation to landscape issues, that:

- *"Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.*
- *Concerns that development will result in harm to the natural beauty and special qualities of the AONB."*

5.10 It was therefore considered 'unsuitable' for residential development.

Summary

5.11 Overall, it is considered that the findings of the HELAA contain a number of inaccuracies leading to an incorrect conclusion that PAN8 is unsuitable for development. This can be summarised as follows:

- Capacity analysis based on an incorrect number of 72 dwellings proposed for the site;

- The incorrect identification that the site only abuts the eastern edge of the Pangbourne settlement boundary, as indicated at **Figure EDP 3.2** the settlement also abuts the southern boundary;
- Potential ‘significant harm’ to the Special Qualities of the North Wessex Downs AONB. The baseline study identified development of the site would not likely affect the special qualities and any relevant key issues identified can be mitigated through good design;
- Identifying the site within the incorrect Character Area as detailed within the West Berkshire Landscape Character Assessment (2019). The conclusion that development within the site would contribute to a key detractor of the character area is incorrect; and
- Visual analysis and sensitivity appear to have been based on a Landscape and Sensitivity report produced in 2011, despite the HELAA methodology suggesting that Stage 2 of the report “*was carried out through a combination of desktop assessments and site visits*”. The original document concluded that development would be prominent in views from the west and the Chilterns AONB to the north. This report was produced before woodland planting within and along the site boundaries had been implemented, as well as surrounding vegetation having up to nine years of additional growth.

Section 6

Recommendations and Conclusions

Recommendations for Future Development Proposals

- 6.1 The potential of the site for residential development should consider the landscape and visual sensitivities identified within this report, and seek to mitigate potential effects insofar as is possible so as to reduce these to an acceptable level.
- 6.2 With this in mind, it is clear that any proposals for development of this site should retain the existing woodland along the northern and western boundaries that provide visual screening, and ensure these are managed for longevity.
- 6.3 Overall landscape and visual considerations for development of the site should:
- Ensure built form is not sited above the 75m contour, reflecting the current height of the properties at Sheffield Close while ensuring new built form does not break the skyline in available views from the north and north-east;
 - Ensure built form is limited to a maximum of two storeys to ensure roof tops do not form a prominent feature in the available views to the north and north-east;
 - Retain and appropriately manage the existing woodland along the western and northern boundaries to ensure built form can be successfully assimilated into the receiving wooded landscape;
 - Retain, and where possible enhance, the planting along the eastern boundary to further filter views into the site from rear elevations and gardens of properties along Riverview Road;
 - Provide additional native tree and shrub planting along southern boundary to filter intervisibility with properties recently constructed at Sheffield Close; and
 - Retain pedestrian access towards the village of Pangbourne to the east through the new development at Sheffield Close.

Overall Preliminary Conclusions in Respect of Landscape and Visual Amenity

- 6.4 The site currently abuts the Pangbourne Settlement boundary on the eastern and southern site boundaries and is accessed via Sheffield Close to the south.
- 6.5 Due to the influence of a number of urbanising features within, and adjacent to the site, the site is considered to have a close relationship to the western urban edge of

Pangbourne, rather than the rural landscape associated with the open downlands to the west.

- 6.6 The site falls wholly within the North Wessex Downs AONB, with the Chilterns AONB located approximately 300m to the north, adjacent to the River Thames. As such, it is imperative that the Special Qualities of both AONBs are respected with any impacts avoided.
- 6.7 This report has found that the implementation of the above landscape strategy principles would ensure the identified Special Qualities of both the North Wessex Downs and Chilterns AONB are conserved and, where possible, enhanced.
- 6.8 The site is broadly representative of the host landscape character area within the West Berkshire LCA (WC4) and North Wessex Downs AONB LCA (2B). A number of the landscape strategies identified for the area WC4 and management requirements for area 2B of the AONB LCA have been incorporated into the layout, resulting in a landscape led approach.
- 6.9 Visually, the site is well contained to the south and west by existing vegetation and topography. Views out from the centre of the site show a visual connection with the wooded slopes of the Chilterns to the north of the River Thames, however the slopes facing the site have very few receptors beyond a PRow and occasional individual properties.
- 6.10 The Thames Way long distance route traverses this landscape in an east-to-west orientation from the village of Whitechurch-on-Thames, however vegetation along the southern edge of this route restricts the potential for any intervisibility with the site, even during winter months. Glimpsed, oblique views are afforded towards the site from the wooded and occasionally open slopes of the landscape further north-east, however the site is only identifiable through the recently completed residential development immediately south of the site and is seen in the context of the existing built form of Pangbourne.
- 6.11 On this basis, and if most of the recommendations set out above can be integrated into the scheme, as illustrated by the masterplan, it should be possible to develop a scheme which provides new housing while respecting the sensitivity of the site and thereby minimising adverse effects on landscape character and visual amenity. Any future planning application for the site should be informed by this baseline report and developed in accordance with the concept plan in order to conserve the Special Qualities of the AONB.
- 6.12 The findings of the HELAA contain a number of inaccuracies in relation to landscape matters, which are summarised as follows:
- Site Location – The HELAA states that the site only abuts Pangbourne Settlement Boundary to the east, whereas **Figure EDP 3.1** shows the southern boundary also abutting the settlement boundary;
 - Landscape Capacity – The HELAA has assumed a capacity of 72 dwellings, whereas representations previously submitted state a maximum of 40;

- Landscape Character – The HELAA states that a key issue for the site is potential significant harm to the Special Qualities of the AONB. The baseline study identified development of the site would not likely affect the special qualities and any relevant key issues identified can be mitigated against through good design;
- Landscape Character – The HELAA identified the site within the incorrect Landscape Type and Character Area within the West Berkshire Landscape Character Assessment (August 2019). Conclusions are therefore made on the basis of incorrect baseline information and cannot be relied upon; and
- Visual Amenity – Conclusions of the visual amenity of the site appear to have been made on the findings of the Landscape Sensitivity Assessment carried out in 2011, before the woodland planting within the site was implemented and omitting nine years of growth of the surrounding vegetation. It's clear no site visit has taken place since this date which is a key omission in relation to the identified 'suitability conclusions'.

6.13 As a result, it is considered that the basis on which the 'unsuitable' conclusion was made for 'PAN8' is flawed and cannot be relied upon. This report has found that, in landscape and visual terms, the site has capacity to accommodate residential development following the above landscape principles, and as set out within the two masterplan options at **Appendix EDP 1**. In terms of development along contours, the submitted masterplans follow the already established principals within the Sheffield Close development to the south and incorporate the established tree belts within the site.

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Appendix EDP 1

Concept Masterplans

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- Proposed site
- Retained Land
- +75m AOD contour

1. Existing vehicular access from Pangbourne Hill
2. Sheffield Close built by Millgates Homes
3. Vehicular and cycle access to site from Sheffield Close
4. Pedestrian access to Pangbourne
5. Established tree planting
6. New tree and shrub planting along boundary with Riverview Road properties to strengthen existing hedgerow
7. Proposed chalk grassland extends between proposed development and existing tree planting
8. Existing childrens' play area
9. Extent of proposed development restricted to below +75m AOD contour, following pattern of adjoining Millgate Homes development
10. Proposed layout provides a mix of large, medium, smaller houses and apartments, including affordable homes
11. Existing overhead power lines proposed to be undergrounded in this location with cables running below ground through proposed development

Previous drawing by
BroadwayMalyan™
Architectural Services
modified by Colony Architects Ltd



Collaborating with:
**Pangbourne
Beaver Properties Ltd**

Job: 644 Drawing: 02-11 Revision: -

Project:
Land to the North of
of Sheffield Close

Drawing Name:
Proposed Masterplan 1
(With +75m AOD contour)

Date: 05.2022 Status: planning

Drawn By: CJ HK Checked By: EM



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NOTES



- Proposed site

Retained Land

+75m AOD contour
1. Existing vehicular access from Pangbourne Hill

2. Sheffield Close built by Milligates Homes

3. Vehicular and cycle access to site from Sheffield Close

4. Pedestrian access to Pangbourne

5. Established tree planting

6. New tree and shrub planting along boundary with Riverview Road properties to strengthen existing hedgerow

7. Proposed chalk grassland extends between proposed development and existing tree planting

8. Existing childrens' play area

9. Extent of development restricted to below +75m AOD contour, following pattern of adjoining Milligate Homes development

10. Proposed Care Home led development

11. Existing overhead power lines to be undergrounded at this location with cables running below ground through proposed development

Schedule of Acommodation

A - Care Home - 75 bedrooms (2 storey)
B - 11 Bungalows (1 bed)
C - 3 Bungalows (2 bed)
D - 10 Semi detached houses (3 bed) (2 storey)
E - 6 Flats (2 bed) (2 storey)
F - 2 semi detached houses (3 bed) (2 storey)
G - 7 houses (4 bed) (2 storey)

colony

Collaborating with:
Pangbourne
Beaver Properties Ltd

Job: 644

Drawing: 02-13

Revision: -

Project:
Land to the North of
of Sheffield Close

Drawing Name:
Proposed Masterplan 2
(With +75 AOD contour)

Date:
05.2022

Status:
planning

Drawn By:
CJ HK

Checked By:
EM

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NOTES

Appendix EDP 2

Methodology: Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal

A2.1 Landscape and visual assessments are separate, though linked, procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views, as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

Table EDP A2.1: Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline - Overall Sensitivity	
Very High	<p>Value: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p>Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
High	<p>Value: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p> <p>Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.</p>
Medium	<p>Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.</p> <p>Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.</p>
Low	<p>Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.</p> <p>Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.</p>
Very Low	<p>Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.</p> <p>Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such, landscape is able to accommodate considerable change.</p>

Table EDP A2.2: Defining the Sensitivity of the Visual Baseline

Visual Baseline - Overall Sensitivity	
Very High	<p>Value/Susceptibility: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.</p> <p>Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.</p>
High	<p>Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PROW.</p> <p>Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.</p>
Medium	<p>Value/Susceptibility: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.</p> <p>Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.</p>
Low	<p>Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.</p> <p>Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.</p>
Very Low	<p>Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued.</p> <p>Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.</p>

Magnitude of Change

A2.2 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of change;
- Geographical extent; and
- Duration and reversibility/proportion.

A2.3 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
Effects within the immediate landscape setting of the site	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself)	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level	Long range views with a negligible part of the view affected.

- A2.4 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of a particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Tables EDP A2.4** and **A2.5**.

Table EDP A2.4: Factors Influencing Judgements on Magnitude of Change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 to 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	Landscape: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.

Magnitude of Change	
High	<p>Landscape: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.</p> <p>Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.</p>
Medium	<p>Landscape: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.</p> <p>Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.</p>
Low	<p>Landscape: Minor loss or alteration to one or more key landscape receptors/-characteristics; additional elements may not be uncharacteristic within existing landscape.</p> <p>Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.</p>
Very Low	<p>Landscape: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.</p> <p>Visual: Proposed development will form a barely noticeable component of the view, and the view, whilst slightly altered, would be similar to the baseline.</p>
Imperceptible	<p><i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i></p>

Predicted Effects

- A2.5 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/- Minor
High	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/- Minor	Minor	Minor/- Negligible
Low	Moderate	Moderate/- Minor	Minor	Minor/- Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/- Negligible	Negligible	Negligible/- None

Table EDP A2.7: Definition of Effects

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (<i>Major effect</i>) or some (<i>Moderate/Major effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (<i>Minor effect</i>) or a few (<i>Minor/Negligible</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (<i>Negligible effect</i>) or some (<i>Negligible/None effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

- A2.6 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.
- A2.7 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario. Effects can be moderated by maturation of landscape strategies.
- A2.8 The timescale of each effect is also important, and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

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Appendix EDP 3

HELAA Extracts for PAN8

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[illegible]

	A	B	C	D	E	F	G	H
1	STAGE 2(B): ASSESSING SUITABILITY							
	HELAA REF	SITE	RELEVANT PLANNING HISTORY	LOCATION (SETTLEMENT HIERARCHY, RELATIONSHIP TO SETTLEMENT BOUNDARY)	IS SITE WITHIN / ADJACENT TO / DETACHED FROM THE NORTH WESSEX DOWNS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)?	WILL DEVELOPMENT RESULT IN HARM TO THE NATURAL BEAUTY & SPECIAL QUALITIES OF THE AONB	HIGHWAYS & ACCESS	FLUVIAL FLOOD RISK
2								
	PAN8	Land north of Pangbourne Hill, Pangbourne	<p><u>Planning applications:</u> No relevant planning applications.</p> <p><u>Local Plan history:</u> The site was not previously considered in the Strategic Housing Land Availability Assessment (2013) or Housing Site Allocations Development Plan Document</p>	<p>The site adjoins the settlement of Pangbourne which is identified as a Rural Service Centre in the settlement hierarchy. Rural Service Centres have a range of services and reasonable public transport provision, and provide opportunities to strengthen the role in meeting the requirements of surrounding communities.</p> <p>The eastern site boundary adjoins the settlement boundary</p>	Within	<p><u>AONB Unit:</u> Potential for significant harm given the elevated character of the site above the core of the settlement and the level of development proposed. Landscape sensitivity assessment required if the Council is minded to carry it forward as a strategic site and one of the largest allocations put forward in an AONB.</p> <p><u>Natural England:</u> Potential.</p> <p><u>Other comments:</u> A Landscape Sensitivity and Capacity Assessment was prepared for the site in November 2020. This concludes that as seen with the adjacent area of new development, this site is within an elevated location, which could be visible from the opposite valley side within the Chilterns AONB. To maintain the open upper valley side, a special quality of this area of the AONB only the lower parts of the site below 70mAOD could be developed without damaging the natural beauty of the AONB</p>	<p><u>Access:</u> Vehicular access can be obtained via Sheffield Close, the development of circa 40 dwellings under construction to the south. There are also footway links through the site and along Pangbourne Hill.</p> <p><u>Local Highway Capacity:</u> The Council's Highways Team are concerned regarding additional impact on Pangbourne Hill and the A329 / Pangbourne Hill junction. The development to the south of Sheffield Close of circa 40 dwellings was approved and is being constructed. They consider that Pangbourne Hill has generally reached it's limit for development and would not support anymore.</p> <p><u>Strategic Road Network:</u> National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.</p>	Site within Flood Zone 1. Low probability of flooding.
207								

	A	B	I	J	K	L	M	N	O	P	Q
1	STAGE 2(B): ASSESSING SUITABILITY										
	HELAA REF	SITE	WILL CLIMATE CHANGE INCREASE THE EXTENT OF FLOOD ZONE 3A (HIGH PROBABILITY OF FLOODING)?	SURFACE WATER FLOOD RISK	SUSCEPTIBILITY TO GROUNDWATER FLOODING	IS THE SITE AT RISK OF RESERVOIR FLOODING?	DOES THE ENVIRONMENT AGENCY HISTORIC FLOOD MAP AND/OR ENVIRONMENT AGENCY RECORDED FLOOD OUTLINE SHOW THE SITE AS HAVING PREVIOUSLY FLOODED?	FLOOD RISK VULNERABILITY OF PROPOSED USE	FURTHER COMMENTS FROM THE LEAD LOCAL FLOOD AUTHORITY	IS SITE DEFINED AS PUBLIC OPEN SPACE? WOULD DEVELOPMENT RESULT IN ADDITIONAL PROVISION?	LOCAL GREEN SPACE DESIGNATION
2											
207	PAN8	Land north of Pangbourne Hill, Pangbourne	No	1 in 30 year event: 0% of site 1 in 100 year event: 0% of site 1 in 1000 year event: 5% of site Very small strip west to east through centre of site.	The JBA Groundwater Flood Map indicates that groundwater levels are at least 5m below the ground surface in a 1 in 100 year flood event. Flooding from groundwater is not likely in a 1 in 100 year flood event. The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.	No	No	Residential - more vulnerable	Suitable. Minor surface water flow path will need to be managed with swales/ditches through centre of the site; As a greenfield site, any development should include 'green Sustainable Drainage Systems' measure as part of the drainage strategy	Site not defined as public open space. No additional provision over and above development plan policy.	No

	A	B	R	S	T	U	V	W	X	Y
1	STAGE 2(B): ASSESSING SUITABILITY									
	HELAA REF	SITE	WOULD DEVELOPMENT LEAD TO LOSS OF BEST & MOST VERSATILE AGRICULTURAL LAND (GRADES 1, 2 & 3A)?	WITHIN PROTECTED EMPLOYMENT AREA (PEA)	LOSS OF LAND ASSOCIATED WITH RACEHORSE INDUSTRY	AIR QUALITY, POLLUTION & CONTAMINATION	WOULD DEVELOPMENT HAVE ADVERSE NATURE CONSERVATION IMPACTS?	ARE THESE CAPABLE OF AVOIDANCE OR MITIGATION MEASURES	IS THE SITE WITHIN A BIODIVERSITY OPPORTUNITY AREA (BOA) AND / OR WOULD IT CONTRIBUTE TO IMPROVED HABITAT CONNECTIVITY AND HABITAT OR SPECIES CONSERVATION?	IS THE SITE WITHIN THE RIVER LAMBOURN OR RIVER ITCHEN NUTRIENT NEUTRALITY ZONE?
2										
207	PAN8	Land north of Pangbourne Hill, Pangbourne	Unknown. The site is Grade 3 but it has not been possible to determine if it is 3a or 3b.	No	No	<p>Development unlikely to result in adverse impact/worsening of air quality.</p> <p>Low risk of contamination.</p> <p>Low risk of noise and vibration problems to future occupants</p> <p>Potential odour issues from adjacent farm</p>	<p><u>Thames Valley Environmental Research Centre:</u> Medium risk of adverse impacts.</p> <ul style="list-style-type: none"> - Priority habitat within site and within a 500m radius surround. - No ancient woodland within 500m. - European protected species within 500m. - Priority species within 500m. - No statutory sites within 500m. - Site of Special Scientific Interest Impact Risk Zone within 500m. - No non-statutory sites within 500m. <p><u>Natural England:</u> - Within Impact Risk Zone of Sulham Woods Site of Special Scientific Interest. Closer assessment needed.</p> <p><u>Berks, Bucks & Oxon Wildlife Trust:</u> - Site is less than 2km from a Special Area of Conservation, development may not be appropriate. Habitat Regulations Assessment may be required. Site is within 1km of a Site of Special Scientific Interest, and development may not be appropriate. - Site is adjacent to or contains Habitat of Principal Importance for nature conservation, development may not be appropriate.</p> <p><u>Other comments:</u> The site promoter has advised that Hazel dormice are known to be present on the site and that the indicative masterplan for the site includes a net gain in habitat for this species.</p>	Yes. Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.	No conservation opportunities. Net gains in biodiversity should still be delivered.	No

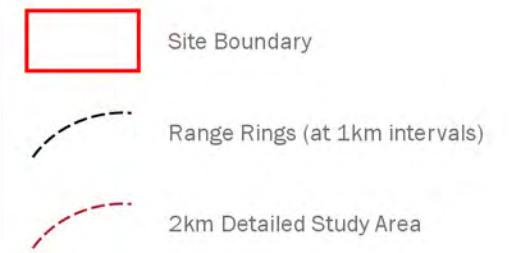
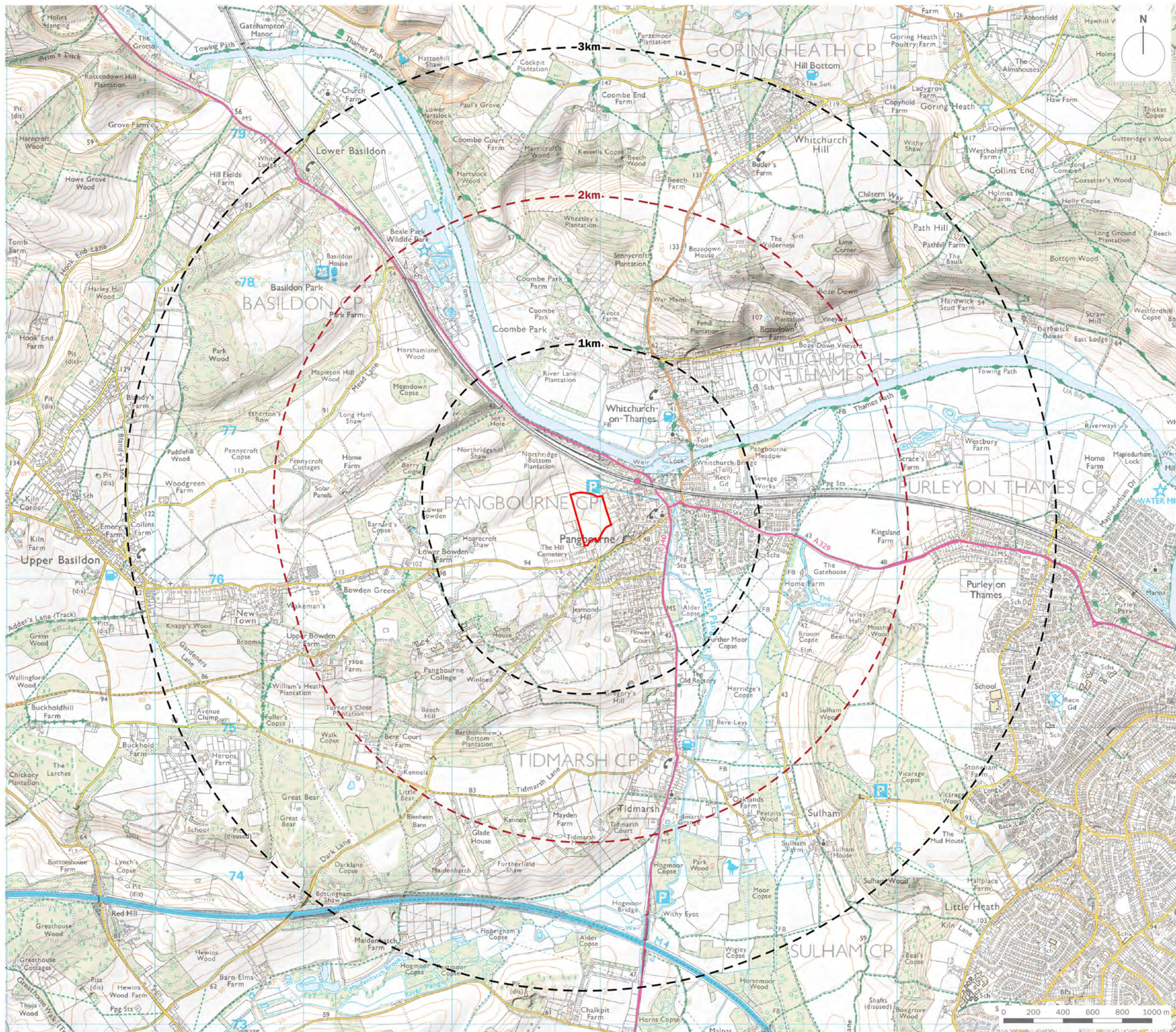
	A	B	Z	AA	AB	AC	AD	AE	AF	AG
1	STAGE 2(B): ASSESSING SUITABILITY									
2	HELAA REF	SITE	WHICH SEWAGE DRAINAGE AREA CATCHMENT IS THE SITE WITHIN AND DOES THIS FALL WITHIN A NUTRIENT NEUTRALITY ZONE?	WILL DEVELOPMENT HAVE AN ADVERSE EFFECT ON THE INTEGRITY OF THE RIVER LAMBOURN SPECIAL AREA OF CONSERVATION OR SOLENT MARITIME SPECIAL AREA OF CONSERVATION?	ARE THERE TREES ON OR ADJACENT TO THE SITE PROTECTED BY A TREE PRESERVATION ORDER (TPO)?	WOULD DEVELOPMENT RESULT IN THE LOSS / GAIN OF GREEN INFRASTRUCTURE (GI)?	WOULD DEVELOPMENT BE APPROPRIATE IN THE CONTEXT OF THE EXISTING SETTLEMENT FORM, PATTERN & CHARACTER OF THE LANDSCAPE?	WOULD DEVELOPMENT LEAD TO HARM TO OR LOSS OF SIGNIFICANCE TO ANY DESIGNATED HERITAGE ASSETS?	WOULD DEVELOPMENT HARM UNDESIGNATED HERITAGE ASSETS?	MINERALS & WASTE
207	PAN8	Land north of Pangbourne Hill, Pangbourne	n/a	No - the site is not located with a Nutrient Neutrality Zone.	No	No loss. No additional GI provision over and above development plan policy requirements.	West Berkshire Landscape Character Assessment (2019): the site lies within the Ashampstead Wooded Downland LCA (WD3). It notes that a key detractor in the area is ongoing development pressure which may lead to the suburbanisation and degradation of the distinct character of the existing rural settlements and their wider rural context. This is primarily an issue on the edges of the character area, close to the larger settlements such as Pangbourne. A more detailed Landscape Sensitivity Assessment (2011) for a wider site than currently being promoted concluded that development particularly on the higher slopes would be prominent in views from the west and the Chilterns AONB. Uniform development over the whole site would not be in keeping with the pattern of built form in the village. It recommended a small proportion of the site could be considered appropriate, on the lower slopes below the 75m OND contour, or on land below 70m AOD where the site is more visually exposed. The site was allocated in the Housing Site Allocations Development Plan Document.	No	<u>Undesignated Heritage Asset:</u> None known on site. <u>Other comments from Council's Archaeology Officer:</u> Evaluation on land to south was negative, but size of plot justifies some further work. <u>Recommendations for further work:</u> Desk-based assessment to better understand archaeological potential and survival, followed by phased investigation if necessary	The site is not allocated or safeguarded site in the adopted Minerals and Waste Local Plan.

	A	B	AH	AI	AJ
1	STAGE 2(B): ASSESSING SUITABILITY				
	HELAA REF	SITE	OTHER SUITABILITY OBSERVATIONS	SUITABILITY CONCLUSIONS	SUITABILITY ASSESSMENT
2					
	PAN8	Land north of Pangbourne Hill, Pangbourne	None	<p>Development would impact upon local highway network.</p> <p>Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.</p> <p>Concerns that development will result in harm to the natural beauty and special qualities of the AONB.</p>	Unsuitable
207					

Plans

Plan EDP 1	Site Location and Study Area (edp6951_d005a 04 February 2021 AH/FM)
Plan EDP 2	Environmental Planning Context (edp6951_d001a 04 February 2021 AH/FM)
Plan EDP 3	Site Context and Local Character (edp6951_d003a 04 February 2021 AH/FM)
Plan EDP 4	Topography (edp6951_d002a 04 February 2021 AH/FM)
Plan EDP 5	Findings of EDP's Visual Appraisal (edp6951_d004a 02 February 2021 AH/FM)

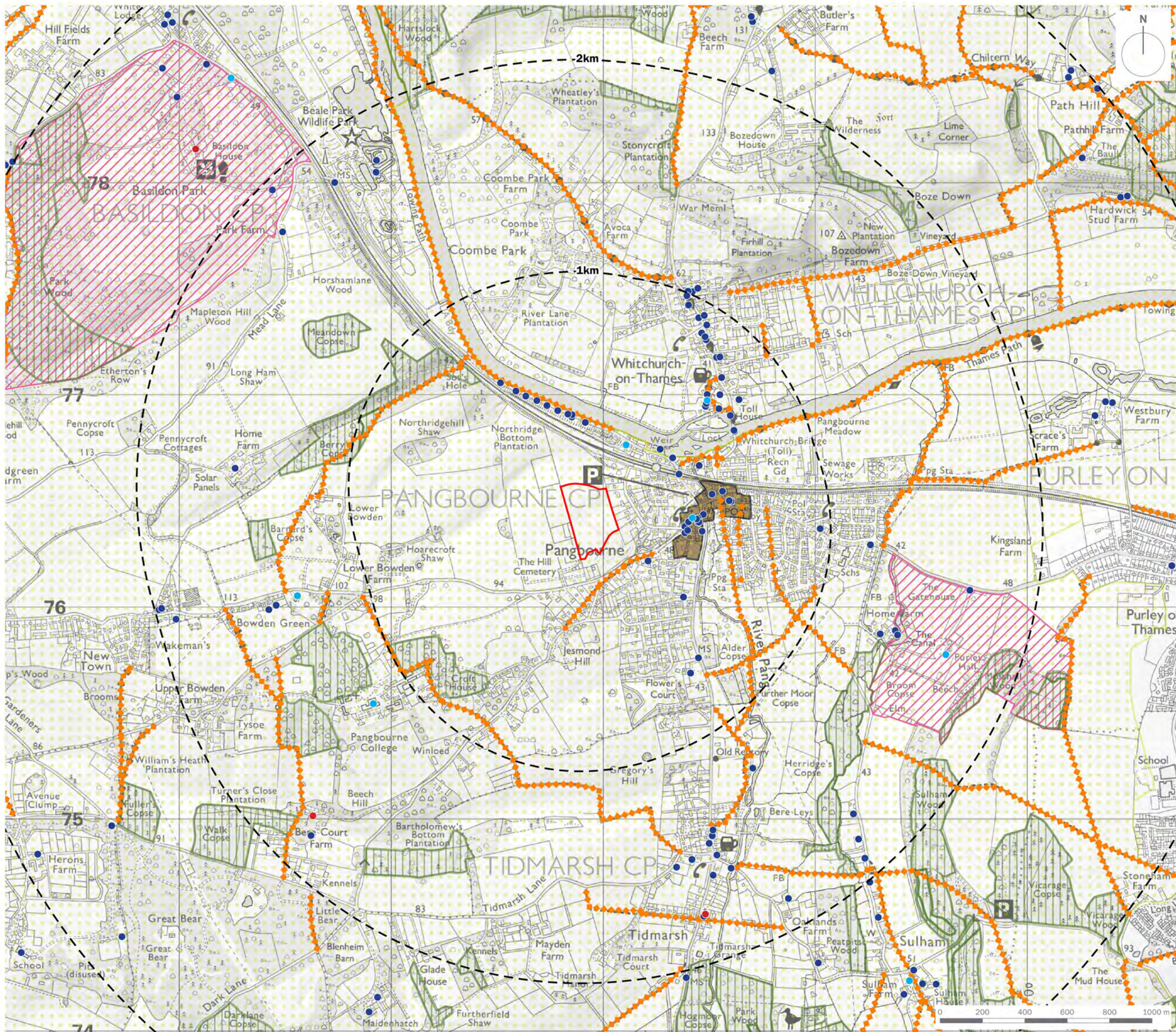
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client	Pangbourne Beaver Properties Ltd		
project title	Land to the North of Pangbourne Hill, Pangbourne		
drawing title	Plan EDP 1: Site Location and Study Area		
date	04 FEBRUARY 2021	drawn by	AH
drawing number	edp6951_d005a	checked	FM
scale	1:25,000 @ A3	QA	RB



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- Site Boundary
- Range Rings (at 1km intervals)
- Area of Outstanding Natural Beauty (AONB)
- Public Rights of Way (PROW)
- Ancient Woodland
- Registered Parks and Gardens
- Pangbourne Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

client
Pangbourne Beaver Properties Ltd

project title
Land to the North of Pangbourne Hill, Pangbourne

drawing title
Plan EDP 2: Environmental Planning Context

date	04 FEBRUARY 2021	drawn by	AH
drawing number	edp6951_d001a	checked	FM
scale	1:17,500 @ A3	QA	RB



- Site Boundary
- Public Rights of Way (ProW)
- 1

Woodland Planted as Part of Sheffield Close Development
- 2

Rear Gardens of Properties along Riverview Road
- 3

Recently Completed Sheffield Close
- 4

Pangbourne Hill Cemetery
- 5

Chalkhill Farm
- 6

Pedestrian Access to Pangbourne
- 7

Railway Line within Steep Valley
- 8

Towerblocks at Hartslock Court
- 9

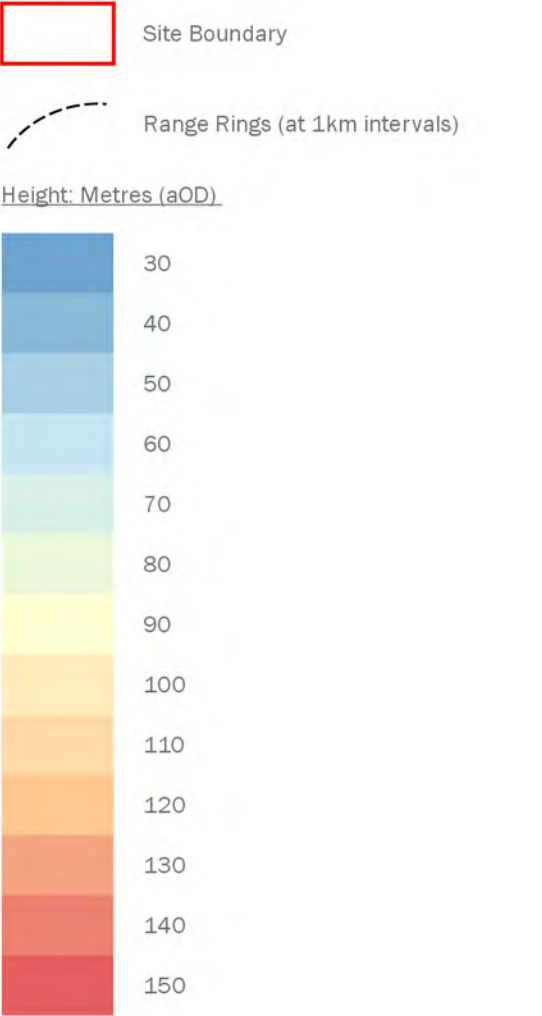
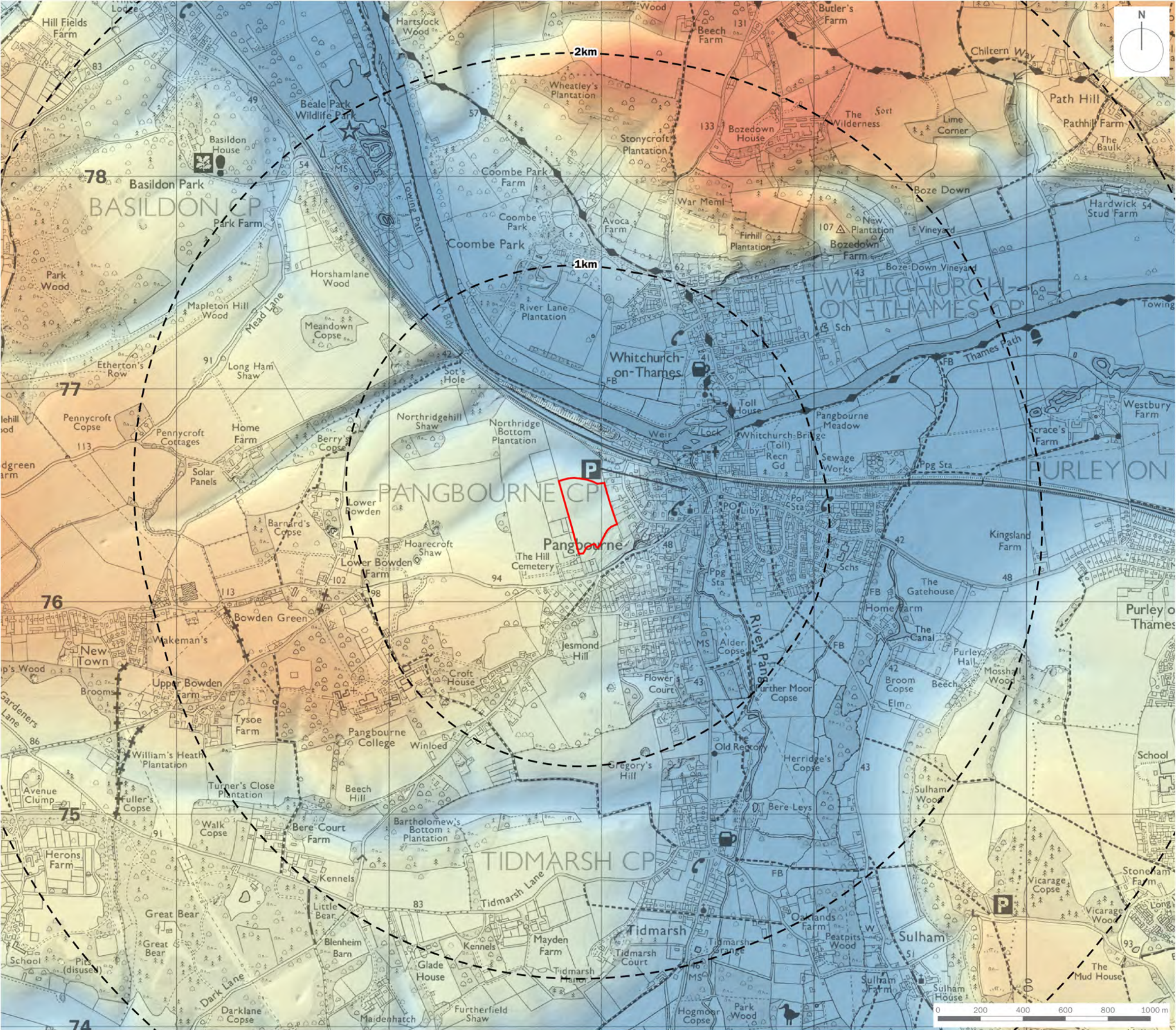
The River Thames
- 10

Vehicular Access to Pangbourne Hill

client			
Pangbourne Beaver Properties Ltd			
project title			
Land to the North of Pangbourne Hill, Pangbourne			
drawing title			
Plan EDP 3: Site Context and Local Character			
date	04 FEBRUARY 2021	drawn by	AH
drawing number	edp6951_d003a	checked	FM
scale	1:4,000 @ A3	QA	RB



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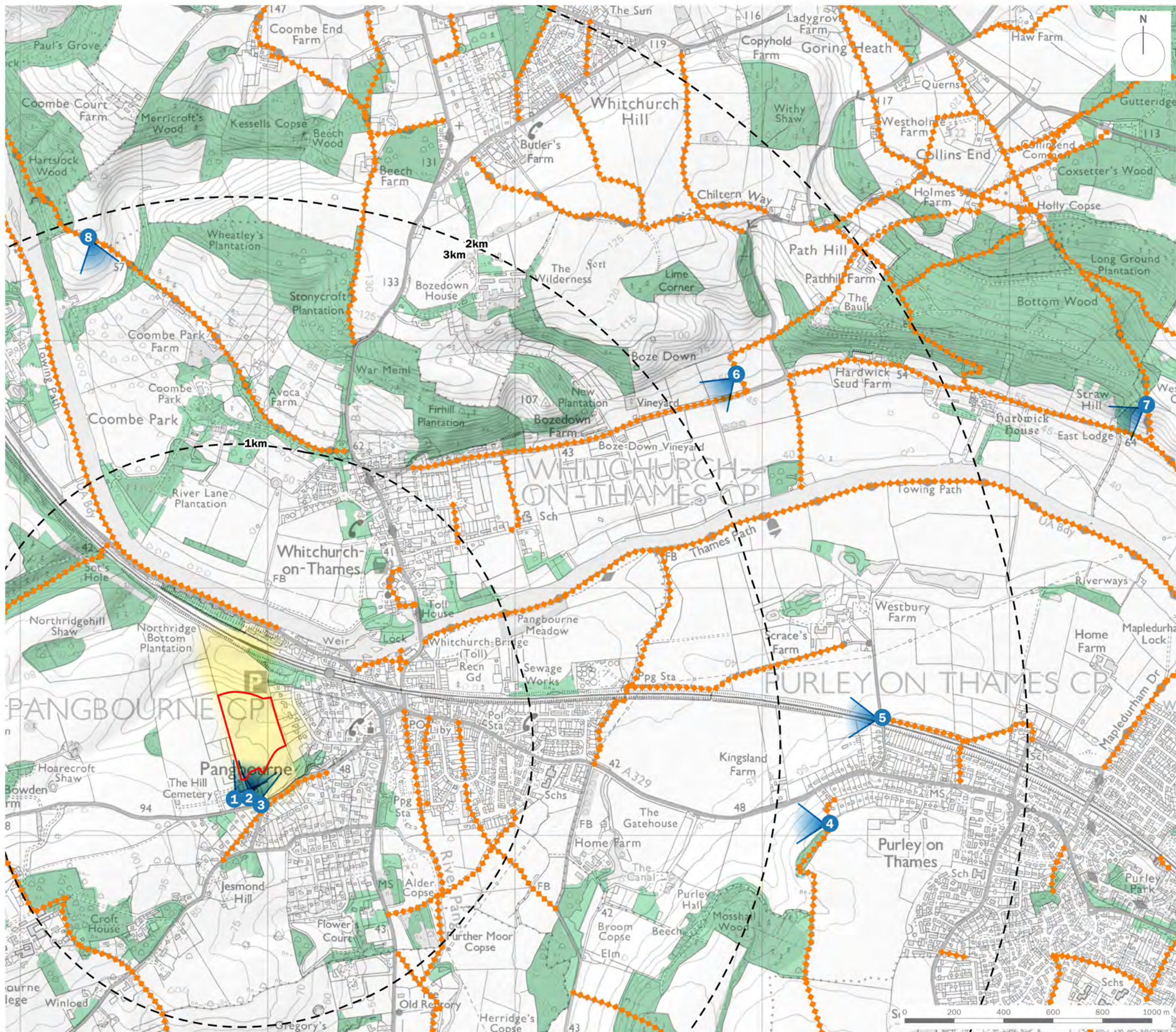


client
Pangbourne Beaver Properties Ltd

project title
Land to the North of Pangbourne Hill, Pangbourne

drawing title
Plan EDP 4: Topography

date	04 FEBRUARY 2021	drawn by	AH
drawing number	edp6951_d002a	checked	FM
scale	1:17,500 @ A3	QA	RB



client
Pangbourne Beaver Properties Ltd

project title
**Land to the North of Pangbourne Hill,
Pangbourne**

drawing title
**Plan EDP 5: Findings of EDP's Visual
Appraisal**

date	02 FEBRUARY 2021	drawn by	AH
drawing number	edp6951_d004a	checked	FM
scale	1:15,000 @ A3	QA	RB

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Photoviewpoints

(edp6951_d006a 04 February 2021 JTF/AH)

Photoviewpoint EDP 1	View east from Pangbourne Hill Cemetery
Photoviewpoint EDP 2	View north from Sheffield Close
Photoviewpoint EDP 3	View from bus stop on Pangbourne Hill
Photoviewpoint EDP 4	Western edge of Purley looking west from Purley-on-Thames Footpath 10
Photoviewpoint EDP 5	View from Westbury Lane adjacent to railway crossing
Photoviewpoint EDP 6	Elevated view west from The Chiltern Way/Mapledurham Footpath 2
Photoviewpoint EDP 7	View west from Whitchurch-on-Thames Footpath 2
Photoviewpoint EDP 8	Elevated view south from Thames Way/Goring Heath Footpath 7

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Photoviewpoint EDP 3: View from bus stop on Pangbourne Hill



To be viewed at comfortable arm's length



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Grid Coordinates: 462957, 176120
Date and Time: 18/01/2021 @ 10:05
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: N
Distance: 140m
aOD: 70m
Focal Length: 50mm

date: 04 FEBRUARY 2021
drawing number: edp6951_4006a
drawn by: JTF
checked: AH
QA: RB

client: Pangbourne Beaver Properties Ltd
project title: Land to the North of Pangbourne Hill, Pangbourne
drawing title: Photoviewpoint EDP 3



To be viewed at comfortable arm's length



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Grid Coordinates: **465272, 176054**
Date and Time: **18/01/2021 @ 12:40**
Projection: **Cylindrical**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **W**
Distance: **2.2km**
aOD: **75m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
04 FEBRUARY 2021
edp6951_d006a
JTF
AH
RB

client
project title
drawing title
Pangbourne Beaver Properties Ltd
Land to the North of Pangbourne Hill, Pangbourne
Photoviewpoint EDP 4

Photoviewpoint EDP 5: View from Westbury Lane adjacent to railway crossing



To be viewed at comfortable arm's length



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Grid Coordinates: **465485, 176479**
Date and Time: **18/01/2021 @ 12:50**
Projection: **Cylindrical**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **W**
Distance: **2.4km**
aOD: **55m**
Focal Length: **50mm**

date **04 FEBRUARY 2021**
drawing number **edp6951_d006a**
drawn by **JTF**
checked **AH**
QA **RB**

client **Pangbourne Beaver Properties Ltd**
project title **Land to the North of Pangbourne Hill, Pangbourne**
drawing title **Photoviewpoint EDP 5**

Approximate Site Location

To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: **466562, 177711**
Date and Time: **18/01/2020 @ 11:10**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **SW**
Distance: **3.7km**
aOD: **100m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
04 FEBRUARY 2021
edp6951_d006a
JTF
AH
RB

client
project title
drawing title
Pangbourne Beaver Properties Ltd
Land to the North of Pangbourne Hill, Pangbourne
Photoviewpoint EDP 6

Approximate Site Location



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
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Grid Coordinates: **464907, 177871**
Date and Time: **18/01/2020 @ 11:45**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **SW**
Distance: **2.3km**
aOD: **50m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
04 FEBRUARY 2021
edp6951_d006a
JTF
AH
RB

client
project title
drawing title
Pangbourne Beaver Properties Ltd
Land to the North of Pangbourne Hill, Pangbourne
Photoviewpoint EDP 7



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: **462278, 178417**
Date and Time: **18/01/2020 @ 12:10**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **S**
Distance: **1.9km**
aOD: **70m**
Focal Length: **50mm**

date **04 FEBRUARY 2021**
drawing number **edp6951_d006a**
drawn by **JTF**
checked **AH**
QA **RB**

client **Pangbourne Beaver Properties Ltd**
project title **Land to the North of Pangbourne Hill, Pangbourne**
drawing title **Photoviewpoint EDP 8**

Appendix 8: Transport Statement

Prepared by Bellamy Roberts



West Berkshire Local Plan
Review to 2039
Regulation 19 Consultation

TRANSPORT STATEMENT

On behalf of
Pangbourne Beaver Properties Ltd

ITR/5596/TS.1
February 2023



Document Control Sheet

Client: Pangbourne Beaver Properties
3 High Street
Pangbourne
Reading
RG8 7AE

Report Issue No.	Status	Date	Author	Authorised
ITR/5596/TS.1	Draft	28 ^h February 2023	ITR	Ian Roberts

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Any such party relies on the report at their own risk.

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3	BASE TRAFFIC FLOWS	8
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Appendix 4	TRICS - Houses Privately Owned
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Appendix 6	TRICS - Assisted Living
Appendix 7	Survey Data 2015
Appendix 8	Survey Data 2023

1 INTRODUCTION

- 1.1 Bellamy Roberts has been instructed by Pangbourne Beaver Properties Ltd to prepare a Transport Statement in support of two development options for the development of land to the north of Sheffield Close, at Pangbourne Hill, Pangbourne. The report is prepared in support of:-
- the objection to Policy SP15 of the Reg 19 West Berkshire Council Local Plan and its failure to allocate the site, known as PAN 8, for residential development.
- 1.2 The development proposals would be accessed via the recently constructed residential development of some 35 dwellings known as Sheffield Close off Pangbourne Hill and developed by Millgate Homes (Planning Ref: 15/03320/OUTMAJ).
- 1.3 This report has been prepared in order to provide the most up to date highway information to the Local Planning Authority to consider the suggested scenario.
- 1.4 It is understood that the Highway Authority has raised some concern with the junction of Pangbourne Hill and the A340 Tidmarsh Road to the east of the site. Similar concerns about the Pangbourne Hill/A340 junction were expressed. Although such concerns were overcome and the proposal granted planning permission.
- 1.5 The Highway Authority has commented on the site PAN8 which is set out in the HELAA site assessments.
- 1.6 They refer to the site being accessed via Sheffield Close and there being a footway linking through the site and along Pangbourne Hill.
- 1.7 The Council's Highway team are concerned about additional impact on Pangbourne Hill and the A329 (A340)/Pangbourne Hill junction. The consented scheme of circa 35 dwellings served off Sheffield Close is being constructed (now completed) and they (Local Highway Team) "*consider that Pangbourne Hill has generally reached its limit for development and would not support anymore*".

- 1.8 A similar concern was expressed by the Highway Authority when considering the planning application for the 35 unit scheme (15/03320/OUTMAJ) although such concerns were overcome and the proposal was granted planning permission.
- 1.9 The junction of Pangbourne Hill and Tidmarsh Road, see photos at [Appendix 1](#) has evolved due to the historic characteristics of Pangbourne. At the bottom of Pangbourne Hill there are listed buildings on both corners of the junction and the geometry is such that traffic always slows down at the junction, usually to a stop or to give way. The signage is clear and as a consequence the junction works well and is safe. The traffic safety data, (see section 4 of this report) corroborates this assertion. The signage and physical characteristics make clear that it is a typical junction. It is part of the historic fabric of a village within a Conservation Area and many listed buildings. There is no scope for improving the junction eg with traffic lights, without destroying historic features of the area. Nationwide there are many examples of historic locations which have non-standard highways solutions that work very well and this junction is no different.
- 1.10 Pangbourne Hill forms a point some 200m to the west of the access junction of Sheffield Close down to Riverview Road being within a 30mph speed limit. By Riverview Road the speed limit changes to 20mph.
- 1.11 Pangbourne Hill is approximately 5.5m wide with a footway on its northern side. A new pedestrian walkway (ramped) was provided in the south eastern corner of the Sheffield Close development to provide sustainable access to/from the site to the centre of Pangbourne.
- 1.12 Consideration of the junction and Pangbourne Hill is dealt with later in this report.
- 1.13 At this time, it can be confirmed that neither Pangbourne Hill nor its junction with the A329/A340 have altered since the original comments of the Highway Authority were made and the planning consent granted, except of course the consent has been implemented.

- 1.14 The difference being therefore the traffic movements along Pangbourne Hill generated by the consented scheme and any variations is the base traffic flows on the local highway network.
- 1.15 The comparison of highway matters since 2015 and now 2023 are dealt with in the following sections.

2 DEVELOPMENT OPTIONS OF TRAFFIC GENERATION

Development Options

- 2.1 Consideration in this section is given to the possible two development options, those being:-

Option 1 General Housing

- 2.2 This scheme is for approximately 40 dwellings including an element of affordable housing.
- 2.3 A plan depicting the suggested layout is produced at [Appendix 2](#).

Option 2 Care Home plus General Housing and Active Elderly Units

- 2.4 This scheme would comprise the following:-
- 75-bedroom Care Home
 - 11 Bungalows (age related)
 - 28 general housing units

- 2.5 A plan of the suggested layout is produced at [Appendix 3](#).

Traffic Generation

- 2.6 The traffic generation for both options may differ and the trip rates and traffic movements for each option are set out below.

Trip Rates

Option 1

2.7 Version (7.9.4) of the TRICS computer database has been interrogated for residential use, the trip rates have been obtained using the following parameters.

- Region - all of England (except Greater London)
- Size relevance - Development between 1-100 units
- Time period - Surveys for the last 7-year period
- Location relevance - Surveys in suburban/edge of town locations only

2.8 To ensure a robust estimate of traffic generation, residential trip rates for private housing have been used. The rates are indicated in Table 2.1 and the TRICS output report is provided at [Appendix 4](#).

Table 2.1: Private Housing Vehicular Trip Rates

Trip Rates	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
	Arr	Dep	Total	Arr	Dep	Total
Trip Rates per Dwelling Private Housing	0.147	0.374	0.521	0.353	0.167	0.520

Source: TRICS 7.9.4

2.9 A summary of the total traffic generation for the suggested development of 40 dwellings is presented in Table 2.2.

Table 2.2: Proposed Development Traffic Generation

Trip Rates	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
	Arr	Dep	Total	Arr	Dep	Total
40 Dwellings	6	15	21	14	7	21

Service: BR Calculations

2.10 The proposed development (Option 1) would generate circa 21 vehicle movements (2-way) during the morning and evening peak periods.

Option 2

2.11 Again Version 7.9.4 of the TRICS database has been interrogated to establish the trip rates for this option. The trip rates have been obtained using the same parameters as for the residential use.

2.12 In essence there are three TRICS categories that have been considered for Option 2.

2.13 The options within TRICS are:-

- Care Home (Elderly Residential)
- Residential (Houses private owned)
- Assisted Living

Care Home

2.14 The trip rates are indicated at Table 2.3 and the full TRICS output report is provided at [Appendix 5](#).

Table 2.3: Care Home Trip Rates

Trip Rates	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
	Arr	Dep	Total	Arr	Dep	Total
Trip Rate Per Bedroom	0.080	0.056	0.136	0.028	0.052	0.080

Source: TRICS Version 7.9.4

2.15 A summary of the traffic generation for this use (75-bedroom Care Home) is presented in Table 2.4.

Table 2.4: Care Home Traffic Generation

Trip Rates	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
	Arr	Dep	Total	Arr	Dep	Total
75 Bedroom Care Home	6	4	10	2	4	6

Source: BR Calculations

2.16 The Care Home element of the scheme would generate 10 vehicle movements (2-way) during the morning peak period and 6 vehicle movements (2-way) during the evening peak period.

Residential (28 dwellings)

- 2.17 The same trip rate used for Option 1 can be adopted for the residential units in Option 2. As such, the summary of the traffic generated by this element of 28 dwellings is presented in Table 2.5.

Table 2.5: Residential Traffic Generation (28 dwellings)

Trip Rates	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
	Arr	Dep	Total	Arr	Dep	Total
28 Dwellings	4	10	14	10	5	15

- 2.18 The residential (privately owned) element would generate in the region of 15 vehicle movements (2-way) during the peak hour period.

Assisted Living (11 Units)

- 2.19 The assisted living units would be age restricted with residents being classed as active elderly but requiring some assistance.
- 2.20 The assisted living category has been used within the Version 7.9.2 of TRICS. The trip rates are indicated in Table 2.6 and the full TRICS output report is provided at [Appendix 6](#).
- 2.21 The trip rate per unit is presented at Table 2.6.

Table 2.6: Assisted Living Vehicle Trip Rates

Trip Rates	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
	Arr	Dep	Total	Arr	Dep	Total
Trip Rate Per Dwelling	0.063	0.036	0.099	0.057	0.069	0.126

Source: Version 7.9.2 TRICS

- 2.22 A summary of the traffic generation for this element of the option proposal (24 assisted living units) is presented in table 2.7 below.

Table 2.7: Assisted Living Traffic Generation (11 Assisted Living Units)

Trip Rates	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
	Arr	Dep	Total	Arr	Dep	Total
24 Assisted Living Units	0.7	0.4	1*	0.6	0.7	2*

Source: *Figures rounded up to whole number & BR Calculations

2.23 The assisted living element of this option scheme generates approximately 1-2 vehicles (2-way) during the morning and evening peak hour periods.

2.24 As such, by combining the three elements of Option 2, the total traffic generation flows can be calculated. These total flows are presented in Table 2.8.

Table 2.8: Assisted Living Traffic Generation

Trip Rates	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
	Arr	Dep	Total	Arr	Dep	Total
75 Bedroom Care Home	6	4	10	2	4	6
28 Dwellings	4	10	14	10	5	15
11 Assisted Living Units	0.7	0.4	1	0.6	0.7	2
Combined Total	11	14	25	13	10	23

Source: BR Calculations

2.25 The proposed development (Option 2) would generate circa 25 vehicle movements (2-way) during the morning peak period and circa 23 vehicle movements (2-way) during the evening peak period.

Summary

2.26 In summary both Option 1 and Option 2 would generate approximately the same peak hour traffic movements as calculated, (circa 21-25 vehicles 2-way) albeit Option 1 has peak flows marginally less. The difference being imperceptible.

3 BASE TRAFFIC FLOWS

- 3.1 As previously stated, the previous scheme for 35 dwellings was granted planning permission in 2016, and although concern was expressed at the time by the Highway Authority relating to the junction of Pangbourne Hill and its junction with the A340, such concern was not sufficient to warrant a recommendation to refuse the scheme.
- 3.2 The Highway Authority has recently provided its views to the Reg 18 HELAA draft submission for site PAN8 (the subject site) stating that a development off Pangbourne Hill would be unacceptable due to its impact on Pangbourne Hill at the junction with A340, stating its reached its limit for development and would not support anymore.
- 3.3 In order to address such concerns, Bellamy Roberts has commissioned a traffic survey at the Pangbourne Hill/A340 junction. A similar survey was undertaken in 2015 and a comparison of flows would assist the deliberations for determining the acceptance or otherwise of future development of the site at Pangbourne Hill when comparing the differences on the flows of 2015 (when development was acceptable) to the flows that currently exist, (2023) post development.
- 3.4 The survey data undertaken in February 2015 was presented at Appendix 11 of the Bellamy Roberts report and for convenience is appended to this Pre-Application report at [Appendix 7](#).
- 3.5 The survey was conducted on 5th February 2015 and recorded the traffic flows and turning movements at the junction of Pangbourne Hill and Tidmarsh Road (A340) during the morning and evening peak hour periods.
- 3.6 A similar exercise has been recently undertaken on 1st February 2023 during the morning and evening peak hour periods at the same junction. There has been no work undertaken at the junction during the time from 2015-2023.
- 3.7 Such an exercise enables a comparison of traffic movements and flows to be made between 2015 (when permission was granted for the 35 dwelling scheme) and now, 2023, when a further development scheme is are being promoted.

3.8 A flow diagram illustrating the latest survey results and both survey years (2015-2023) for comparison is also attached at [Appendix 7](#) and clearly illustrates the differences in flows.

3.9 A summary of the survey findings is set out below:-

Table 3.1: Comparison of 2015/2023 Traffic Flows

Road	Year	Morning Peak (0800-0900)			Evening Peak (1700-1800)		
		To	From	Total	To	From	Total
Pangbourne Hill	2015	296	190	486	166	230	496
	2023	285	227	512	186	114	300
Church Road	2015	699	700	1399	706	773	1479
	2023	476	675	1151	349	465	814
Tidmarsh Road	2015	511	616	1127	665	534	1199
	2023	411	476	975	331	287	618

Note: To and from refer to flows to/from the junction

3.10 From the comparison of peak hour flows, it is evident that traffic flows at the junction during the peak hour periods are reduced (in some situations quite considerably).

• 2-Way Flows	AM	PM
• Pangbourne Hill	+26	-196
• Church Road	-248	-665
• Tidmarsh Road	-152	-511

3.11 The traffic flows during the peak period have significantly reduced since 2015, albeit flows along Pangbourne Hill have increased marginally during the morning peak period (+26 vehicles) and reduced by 196 vehicles 2-way during the evening peak period.

3.12 The overall flows through the junction have reduced when compared to 2015 for both morning and evening peak hour periods.

- 3.13** The introduction of a new development would (assume 100% travel via the Pangbourne Hill/A340 junction) increase the flows by circa 21-25 vehicles (2-way).
- 3.14** Such an increase would not result in the flows at the junction to reach the level of 2015 flows. In other words, current flows plus flows generated by PAN 8 site, would not result in the traffic flows being greater than the 2015 flows recorded.
- 3.15** As such if the Highway Authority were to be consistent in their views a similar acceptance of further development should be made at this time.
- 3.16** Notwithstanding this, a further assessment can be undertaken to look at any pattern that may emerge from analysing the accident statistics between 2015 and 2023 assessments.

4 ACCIDENT STATISTICS

- 4.1** As well as considering the traffic movements at the Pangbourne Hill/A340 junction, consideration has been given to the number of accidents that has occurred over recent years to establish if the accident rate has changed since the introduction of the Pangbourne Hill site and the development site off Sheffield Road.
- 4.2** The accident data obtained in 2015 for the period 2010 to 2015 indicated that 4 accidents occurred at or within the vicinity of the junction (3 slight and 1 serious). The number of accidents that occurred at or within same study area during the last 5 year period (2018-2023) was also 4 accidents (3 slight and 1 serious).
- 4.3** Whilst the number of accidents over the two periods were the same, those along Pangbourne Hill occurred in slightly different locations.
- 4.4** Neither accident search period shows any particular accident problem and whilst accidents are regrettable, there appears to be no identifiable factor for their cause. There is no deficiency in the road/junction layout to cause such accidents.
- 4.5** Furthermore, the frequency and severity of accidents has not increased since the introduction of the 35 dwelling scheme.

- 4.6 The accident rate within the search has not increased since the decision making exercise was undertaken in approving the 35 dwelling scheme. There is no material change in the circumstances that has occurred along the local road network between 2015 and 2023.

5 SUMMARY & CONCLUSIONS

Summary

- 5.1 The traffic flows at the junction of Pangbourne Hill and the A340 have decreased since 2015. The accident data within the area and along Pangbourne Hill have not changed since 2010.

Conclusion

- 5.2 The circumstances pertaining to the local highway network (traffic flows and accidents) has either reduced or is unchanged since the decision making process was undertaken to grant planning permission for 35 dwellings. As such, and if the CHA are to be consistent in their approach, they should reach the same conclusion as they did in 2015 and allow the development proposed.
- 5.3 The suggested site would provide an access and layout which would be safe and suitable for all users.
- 5.4 The traffic impact would not be severe and it would not be any worse than it was when permission was granted for 35 dwellings some years ago.
- 5.5 In considering the PAN 8 site there are no valid highway reasons why it could not be considered acceptable for future residential development.

APPENDICES

APPENDIX 1

Photos - Junction of Pangbourne Hill/Tidmarsh Road

APPENDIX 2

Option 1 Suggested Layout Plan 2-10



Proposed site

Retained Land

- Existing vehicular access from Pangbourne Hill
- Sheffield Close built by Millgates Homes
- Vehicular and cycle access to site from Sheffield Close
- Pedestrian access to Pangbourne
- Established tree planting
- New tree and shrub planting along boundary with Riverview Road properties to strengthen existing hedgerow
- Proposed chalk grassland extends between proposed development and existing tree planting
- Existing childrens' play area
- Extent of proposed development restricted to below +75m AOD contour, following pattern of adjoining Millgate Homes development
- Proposed layout provides a mix of large, medium, smaller houses and apartments, including affordable homes
- Existing overhead power lines proposed to be undergrounded in this location with cables running below ground through proposed development

Previous drawing by
BroadwayMalyan™
Architectural Design
modified by Colony Architects Ltd

colony

Collaborating with:
**Pangbourne
Beaver Properties Ltd**

Job:

Drawing:

Revision:

644

02-10

-

Project:

Land to the North of
of Sheffield Close

Drawing Name:

Proposed Masterplan 1

Date:

Status:

05.2022

planning

Drawn By:

Checked By:

CJ HK

EM

N

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NOTES

APPENDIX 3

Option 2 Suggested Layout Plan 2.12



- Proposed site
- Retained Land

1. Existing vehicular access from Pangbourne Hill
2. Sheffield Close built by Milligates Homes
3. Vehicular and cycle access to site from Sheffield Close
4. Pedestrian access to Pangbourne
5. Established tree planting
6. New tree and shrub planting along boundary with Riverview Road properties to strengthen existing hedgerow
7. Proposed chalk grassland extends between proposed development and existing tree planting
8. Existing childrens' play area
9. Extent of development restricted to below +75m AOD contour, following pattern of adjoining Milligate Homes development
10. Proposed Care Home led development
11. Existing overhead power lines to be undergrounded at this location with cables running below ground through proposed development

Schedule of Acommodation

- A - Care Home - 75 bedrooms (2 storey)
- B - 11 Bungalows (1 bed)
- C - 3 Bungalows (2 bed)
- D - 10 Semi detached houses (3 bed) (2 storey)
- E - 6 Flats (2 bed) (2 storey)
- F - 2 semi detached houses (3 bed) (2 storey)
- G - 7 houses (4 bed) (2 storey)

colony

Collaborating with:
**Pangbourne
Beaver Properties Ltd**

Job:
644

Drawing:
02-12

Revision:
-

Project:
Land to the North of
of Sheffield Close

Drawing Name:
Proposed Masterplan 2

Date:
05.2022

Status:
planning

Drawn By:
CJ HK

Checked By:
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NOTES

APPENDIX 4

TRICS - Houses Privately Owned

Calculation Reference: AUDIT-200601-230216-0257

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 05 - HEALTH
 Category : F - CARE HOME (ELDERLY RESIDENTIAL)

TOTAL VEHICLESSelected regions and areas:

02 SOUTH EAST	
SP SOUTHAMPTON	1 days
WS WEST SUSSEX	1 days
05 EAST MIDLANDS	
DY DERBY	1 days
08 NORTH WEST	
BP BLACKPOOL	1 days
09 NORTH	
TW TYNE & WEAR	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Number of residents
 Actual Range: 31 to 70 (units:)
 Range Selected by User: 17 to 180 (units:)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/14 to 13/06/22

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday 4 days
 Thursday 1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count 5 days
 Directional ATC Count 0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre) 3
 Edge of Town 2

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone 4
 No Sub Category 1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included 2 days - Selected
 Servicing vehicles Excluded 3 days - Selected

Secondary Filtering selection:Use Class:

C2 5 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

10,001 to 15,000	1 days
15,001 to 20,000	1 days
25,001 to 50,000	3 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

125,001 to 250,000	2 days
250,001 to 500,000	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	2 days
1.1 to 1.5	3 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No 5 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present 5 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	BP-05-F-01	NURSING HOME		BLACKPOOL
	LYTHAM ROAD			
	BLACKPOOL			
	SQUIRES GATE			
	Edge of Town			
	Residential Zone			
	Total Number of residents:	31		
	Survey date: TUESDAY	27/09/16		Survey Type: MANUAL
2	DY-05-F-01	NURSING HOME		DERBY
	29 VILLAGE STREET			
	DERBY			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total Number of residents:	70		
	Survey date: TUESDAY	21/10/14		Survey Type: MANUAL
3	SP-05-F-01	CARE HOME		SOUTHAMPTON
	BOTLEY ROAD			
	SOUTHAMPTON			
	Edge of Town			
	No Sub Category			
	Total Number of residents:	42		
	Survey date: TUESDAY	24/11/15		Survey Type: MANUAL
4	TW-05-F-03	NURSING HOME		TYNE & WEAR
	MOORE STREET			
	GATESHEAD			
	FELLING SHORE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total Number of residents:	52		
	Survey date: THURSDAY	02/05/19		Survey Type: MANUAL
5	WS-05-F-02	NURSING HOME		WEST SUSSEX
	WYKEHAM ROAD			
	WORTHING			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total Number of residents:	54		
	Survey date: TUESDAY	17/05/22		Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 05 - HEALTH/F - CARE HOME (ELDERLY RESIDENTIAL)

TOTAL VEHICLES**Calculation factor: 1 RESIDE****BOLD print indicates peak (busiest) period**

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. RESIDE	Trip Rate	No. Days	Ave. RESIDE	Trip Rate	No. Days	Ave. RESIDE	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	5	50	0.112	5	50	0.080	5	50	0.192
08:00 - 09:00	5	50	0.080	5	50	0.056	5	50	0.136
09:00 - 10:00	5	50	0.052	5	50	0.024	5	50	0.076
10:00 - 11:00	5	50	0.068	5	50	0.056	5	50	0.124
11:00 - 12:00	5	50	0.064	5	50	0.056	5	50	0.120
12:00 - 13:00	5	50	0.088	5	50	0.084	5	50	0.172
13:00 - 14:00	5	50	0.088	5	50	0.068	5	50	0.156
14:00 - 15:00	5	50	0.072	5	50	0.096	5	50	0.168
15:00 - 16:00	5	50	0.112	5	50	0.165	5	50	0.277
16:00 - 17:00	5	50	0.044	5	50	0.088	5	50	0.132
17:00 - 18:00	5	50	0.028	5	50	0.052	5	50	0.080
18:00 - 19:00	5	50	0.016	5	50	0.028	5	50	0.044
19:00 - 20:00	5	50	0.080	5	50	0.032	5	50	0.112
20:00 - 21:00	5	50	0.052	5	50	0.080	5	50	0.132
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.956			0.965			1.921

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected: 31 - 70 (units:)
 Survey date range: 01/01/14 - 13/06/22
 Number of weekdays (Monday-Friday): 5
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys automatically removed from selection: 0
 Surveys manually removed from selection: 0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

APPENDIX 5

TRICS - Care Home (Elderly Residential)

Calculation Reference: AUDIT-200601-230213-0205

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : P - ASSISTED LIVING

TOTAL VEHICLESSelected regions and areas:

02	SOUTH EAST	
	WS WEST SUSSEX	1 days
03	SOUTH WEST	
	TB TORBAY	1 days
04	EAST ANGLIA	
	NF NORFOLK	2 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	1 days
08	NORTH WEST	
	AC CHESHIRE WEST & CHESTER	1 days
09	NORTH	
	TW TYNE & WEAR	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
 Actual Range: 11 to 58 (units:)
 Range Selected by User: 11 to 58 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/14 to 24/05/22

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday	1 days
Wednesday	2 days
Thursday	1 days
Friday	4 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	8 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Edge of Town Centre	3
Suburban Area (PPS6 Out of Centre)	4
Edge of Town	1

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	5 days - Selected
Servicing vehicles Excluded	3 days - Selected

Secondary Filtering selection:

Use Class:

C3	8 days
----	--------

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

10,001 to 15,000	3 days
20,001 to 25,000	3 days
25,001 to 50,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	1 days
50,001 to 75,000	1 days
100,001 to 125,000	1 days
125,001 to 250,000	4 days
500,001 or More	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	3 days
1.1 to 1.5	5 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	1 days
No	7 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	8 days
-----------------	--------

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	AC-03-P-01	ASSISTED LIVING		CHESHIRE WEST & CHESTER
	CHESTER WAY			
	NORTHWICH			
	Edge of Town Centre			
	Built-Up Zone			
	Total No of Dwellings:	58		
	Survey date: FRIDAY	14/06/19		Survey Type: MANUAL
2	LE-03-P-01	ASSISTED LIVING		LEICESTERSHIRE
	NOTTINGHAM ROAD			
	LOUGHBOROUGH			
	Edge of Town Centre			
	No Sub Category			
	Total No of Dwellings:	47		
	Survey date: WEDNESDAY	20/10/21		Survey Type: MANUAL
3	NF-03-P-01	ASSISTED LIVING		NORFOLK
	MOUNTBATTEN DRIVE			
	NORWICH			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	40		
	Survey date: FRIDAY	08/11/19		Survey Type: MANUAL
4	NF-03-P-02	ASSISTED LIVING		NORFOLK
	LAKENFIELDS			
	NORWICH			
	LAKENHAM			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	40		
	Survey date: FRIDAY	22/11/19		Survey Type: MANUAL
5	NY-03-P-01	ASSISTED LIVING		NORTH YORKSHIRE
	FENNELL GROVE			
	RIPON			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	40		
	Survey date: TUESDAY	24/05/22		Survey Type: MANUAL
6	TB-03-P-01	ASSISTED LIVING		TORBAY
	GARFIELD ROAD			
	PAIGNTON			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	11		
	Survey date: FRIDAY	29/03/19		Survey Type: MANUAL
7	TW-03-P-01	ASSISTED LIVING		TYNE & WEAR
	KENTON ROAD			
	NEWCASTLE UPON TYNE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	42		
	Survey date: THURSDAY	07/10/21		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

8	WS-03-P-01	ASSISTED LIVING	WEST SUSSEX
	DURRINGTON LANE		
	WORTHING		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	54	
	Survey date: WEDNESDAY	18/05/22	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

BELLAMY ROBERTS WESTERN LANE ODIHAM

Licence No: 200601

TRIP RATE for Land Use 03 - RESIDENTIAL/P - ASSISTED LIVING

TOTAL VEHICLES**Calculation factor: 1 DWELLS****BOLD print indicates peak (busiest) period**

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	8	42	0.087	8	42	0.042	8	42	0.129
08:00 - 09:00	8	42	0.063	8	42	0.036	8	42	0.099
09:00 - 10:00	8	42	0.142	8	42	0.136	8	42	0.278
10:00 - 11:00	8	42	0.148	8	42	0.127	8	42	0.275
11:00 - 12:00	8	42	0.127	8	42	0.120	8	42	0.247
12:00 - 13:00	8	42	0.114	8	42	0.120	8	42	0.234
13:00 - 14:00	8	42	0.139	8	42	0.145	8	42	0.284
14:00 - 15:00	8	42	0.108	8	42	0.151	8	42	0.259
15:00 - 16:00	8	42	0.087	8	42	0.081	8	42	0.168
16:00 - 17:00	8	42	0.087	8	42	0.105	8	42	0.192
17:00 - 18:00	8	42	0.057	8	42	0.069	8	42	0.126
18:00 - 19:00	8	42	0.030	8	42	0.039	8	42	0.069
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.189			1.171			2.360

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	11 - 58 (units:)
Survey date range:	01/01/14 - 24/05/22
Number of weekdays (Monday-Friday):	8
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

APPENDIX 6

TRICS - Assisted Living

Calculation Reference: AUDIT-200601-230213-0218

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
Category : A - HOUSES PRIVATELY OWNED

TOTAL VEHICLESSelected regions and areas:

02	SOUTH EAST	
	BO BEDFORD	1 days
	CT CENTRAL BEDFORDSHIRE	1 days
	ES EAST SUSSEX	2 days
	HC HAMPSHIRE	5 days
	HF HERTFORDSHIRE	1 days
	KC KENT	2 days
	SC SURREY	2 days
	WS WEST SUSSEX	1 days
03	SOUTH WEST	
	SD SWINDON	1 days
	SM SOMERSET	1 days
	TB TORBAY	1 days
04	EAST ANGLIA	
	NF NORFOLK	7 days
	SF SUFFOLK	2 days
06	WEST MIDLANDS	
	SH SHROPSHIRE	1 days
	ST STAFFORDSHIRE	1 days
	WK WARWICKSHIRE	1 days
	WO WORCESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	2 days
08	NORTH WEST	
	AC CHESHIRE WEST & CHESTER	1 days
09	NORTH	
	DH DURHAM	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
Actual Range: 8 to 99 (units:)
Range Selected by User: 6 to 100 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/14 to 14/10/22

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday 9 days
Wednesday 15 days
Thursday 11 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count 33 days
Directional ATC Count 2 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre) 10
Edge of Town 25

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone 33
Out of Town 1
No Sub Category 1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included 11 days - Selected
Servicing vehicles Excluded 27 days - Selected

Secondary Filtering selection:**Use Class:**

C3 35 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Secondary Filtering selection (Cont.):Population within 1 mile:

1,001 to 5,000	3 days
5,001 to 10,000	9 days
10,001 to 15,000	9 days
15,001 to 20,000	6 days
20,001 to 25,000	4 days
25,001 to 50,000	4 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	4 days
25,001 to 50,000	6 days
50,001 to 75,000	6 days
75,001 to 100,000	7 days
100,001 to 125,000	2 days
125,001 to 250,000	9 days
250,001 to 500,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	9 days
1.1 to 1.5	26 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	17 days
No	18 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	35 days
-----------------	---------

This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions
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LIST OF SITES relevant to selection parameters

1	AC-03-A-04	TOWN HOUSES	CESHIRE WEST & CHESTER
	LONDON ROAD		
	NORTHWICH		
	LEFTWICH		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	24	
	Survey date: THURSDAY	06/06/19	Survey Type: MANUAL
2	BO-03-A-01	DETACHED HOUSES	BEDFORD
	CARNOUSTIE DRIVE		
	BEDFORD		
	GREAT DENHAM		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	30	
	Survey date: THURSDAY	15/10/20	Survey Type: MANUAL
3	CT-03-A-01	MIXED HOUSES	CENTRAL BEDFORDSHIRE
	ARLESEY ROAD		
	STOTFOLD		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	46	
	Survey date: WEDNESDAY	22/06/22	Survey Type: MANUAL
4	DH-03-A-01	SEMI DETACHED	DURHAM
	GREENFIELDS ROAD		
	BISHOP AUCKLAND		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	50	
	Survey date: TUESDAY	28/03/17	Survey Type: MANUAL
5	ES-03-A-05	MIXED HOUSES & FLATS	EAST SUSSEX
	RATTLE ROAD		
	NEAR EASTBOURNE		
	STONE CROSS		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	99	
	Survey date: WEDNESDAY	05/06/19	Survey Type: MANUAL
6	ES-03-A-07	MIXED HOUSES & FLATS	EAST SUSSEX
	NEW ROAD		
	HAILSHAM		
	HELLINGLY		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	91	
	Survey date: THURSDAY	07/11/19	Survey Type: MANUAL
7	HC-03-A-18	HOUSES & FLATS	HAMPSHIRE
	CANADA WAY		
	LIPHOOK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	62	
	Survey date: TUESDAY	29/11/16	Survey Type: MANUAL
8	HC-03-A-21	TERRACED & SEMI-DETACHED	HAMPSHIRE
	PRIESTLEY ROAD		
	BASINGSTOKE		
	HOUNDMILLS		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	39	
	Survey date: TUESDAY	13/11/18	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

9	HC-03-A-22	MIXED HOUSES		HAMPSHIRE
	BOW LAKE GARDENS			
	NEAR EASTLEIGH			
	BISHOPSTOKE			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	40		
	Survey date: WEDNESDAY	31/10/18		Survey Type: MANUAL
10	HC-03-A-23	HOUSES & FLATS		HAMPSHIRE
	CANADA WAY			
	LIPHOOK			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	62		
	Survey date: TUESDAY	19/11/19		Survey Type: MANUAL
11	HC-03-A-27	MIXED HOUSES		HAMPSHIRE
	DAIRY ROAD			
	ANDOVER			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	73		
	Survey date: TUESDAY	16/11/21		Survey Type: MANUAL
12	HF-03-A-04	TERRACED HOUSES		HERTFORDSHIRE
	HOLMSIDE RISE			
	WATFORD			
	SOUTH OXHEY			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	8		
	Survey date: TUESDAY	08/06/21		Survey Type: MANUAL
13	KC-03-A-03	MIXED HOUSES & FLATS		KENT
	HYTHE ROAD			
	ASHFORD			
	WILLESBOROUGH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	51		
	Survey date: THURSDAY	14/07/16		Survey Type: MANUAL
14	KC-03-A-09	MIXED HOUSES & FLATS		KENT
	WESTERN LINK			
	FAVERSHAM			
	DAVINGTON			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	14		
	Survey date: WEDNESDAY	09/06/21		Survey Type: MANUAL
15	NF-03-A-03	DETACHED HOUSES		NORFOLK
	HALING WAY			
	THETFORD			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	10		
	Survey date: WEDNESDAY	16/09/15		Survey Type: MANUAL
16	NF-03-A-10	MIXED HOUSES & FLATS		NORFOLK
	HUNSTANTON ROAD			
	HUNSTANTON			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	17		
	Survey date: WEDNESDAY	12/09/18		Survey Type: DIRECTIONAL ATC COUNT

LIST OF SITES relevant to selection parameters (Cont.)

17	NF-03-A-25	MIXED HOUSES & FLATS	NORFOLK
	WOODFARM LANE GORLESTON-ON-SEA		
	Edge of Town Residential Zone Total No of Dwellings:	55	
	Survey date: TUESDAY	21/09/21	Survey Type: MANUAL
18	NF-03-A-26	MIXED HOUSES	NORFOLK
	HEATH DRIVE HOLT		
	Edge of Town Residential Zone Total No of Dwellings:	91	
	Survey date: WEDNESDAY	22/09/21	Survey Type: DIRECTIONAL ATC COUNT
19	NF-03-A-34	MIXED HOUSES	NORFOLK
	NORWICH ROAD SWAFFHAM		
	Edge of Town Out of Town Total No of Dwellings:	80	
	Survey date: TUESDAY	27/09/22	Survey Type: MANUAL
20	NF-03-A-36	MIXED HOUSES	NORFOLK
	LONDON ROAD WYMONDHAM		
	Edge of Town No Sub Category Total No of Dwellings:	75	
	Survey date: THURSDAY	29/09/22	Survey Type: MANUAL
21	NF-03-A-37	MIXED HOUSES	NORFOLK
	GREENFIELDS ROAD DEREHAM		
	Edge of Town Residential Zone Total No of Dwellings:	44	
	Survey date: TUESDAY	27/09/22	Survey Type: MANUAL
22	NY-03-A-13	TERRACED HOUSES	NORTH YORKSHIRE
	CATTERICK ROAD CATTERICK GARRISON OLD HOSPITAL COMPOUND Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:	10	
	Survey date: WEDNESDAY	10/05/17	Survey Type: MANUAL
23	NY-03-A-14	DETACHED & BUNGALOWS	NORTH YORKSHIRE
	PALACE ROAD RIPON		
	Edge of Town Residential Zone Total No of Dwellings:	45	
	Survey date: WEDNESDAY	18/05/22	Survey Type: MANUAL
24	SC-03-A-04	DETACHED & TERRACED	SURREY
	HIGH ROAD BYFLEET		
	Edge of Town Residential Zone Total No of Dwellings:	71	
	Survey date: THURSDAY	23/01/14	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

25	SC-03-A-07 FOLLY HILL FARNHAM	MIXED HOUSES		SURREY
	Edge of Town Residential Zone Total No of Dwellings:		41	
	Survey date: WEDNESDAY		11/05/22	Survey Type: MANUAL
26	SD-03-A-01 HEADLANDS GROVE SWINDON	SEMI DETACHED		SWINDON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:		27	
	Survey date: THURSDAY		22/09/16	Survey Type: MANUAL
27	SF-03-A-05 VALE LANE BURY ST EDMUNDS	DETACHED HOUSES		SUFFOLK
	Edge of Town Residential Zone Total No of Dwellings:		18	
	Survey date: WEDNESDAY		09/09/15	Survey Type: MANUAL
28	SF-03-A-07 FOXHALL ROAD IPSWICH	MIXED HOUSES		SUFFOLK
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:		73	
	Survey date: THURSDAY		09/05/19	Survey Type: MANUAL
29	SH-03-A-06 ELLESMERE ROAD SHREWSBURY	BUNGALOWS		SHROPSHIRE
	Edge of Town Residential Zone Total No of Dwellings:		16	
	Survey date: THURSDAY		22/05/14	Survey Type: MANUAL
30	SM-03-A-01 WEMBDON ROAD BRIDGWATER NORTHFIELD	DETACHED & SEMI		SOMERSET
	Edge of Town Residential Zone Total No of Dwellings:		33	
	Survey date: THURSDAY		24/09/15	Survey Type: MANUAL
31	ST-03-A-08 SILKMORE CRESCENT STAFFORD MEADOWCROFT PARK	DETACHED HOUSES		STAFFORDSHIRE
	Edge of Town Residential Zone Total No of Dwellings:		26	
	Survey date: WEDNESDAY		22/11/17	Survey Type: MANUAL
32	TB-03-A-01 BRONSHILL ROAD TORQUAY	TERRACED HOUSES		TORBAY
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:		37	
	Survey date: WEDNESDAY		30/09/15	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

33	WK-03-A-03	DETACHED HOUSES	WARWICKSHIRE
	BRESE AVENUE		
	WARWICK		
	GUY'S CLIFFE		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	23	
	Survey date: WEDNESDAY	25/09/19	Survey Type: MANUAL
34	WO-03-A-07	MIXED HOUSES & FLATS	WORCESTERSHIRE
	RYE GRASS LANE		
	REDDITCH		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	47	
	Survey date: THURSDAY	01/10/20	Survey Type: MANUAL
35	WS-03-A-10	MIXED HOUSES	WEST SUSSEX
	TODDINGTON LANE		
	LITTLEHAMPTON		
	WICK		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	79	
	Survey date: WEDNESDAY	07/11/18	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

TOTAL VEHICLES**Calculation factor: 1 DWELLS****BOLD print indicates peak (busiest) period**

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	35	46	0.096	35	46	0.328	35	46	0.424
08:00 - 09:00	35	46	0.147	35	46	0.374	35	46	0.521
09:00 - 10:00	35	46	0.139	35	46	0.184	35	46	0.323
10:00 - 11:00	35	46	0.139	35	46	0.180	35	46	0.319
11:00 - 12:00	35	46	0.152	35	46	0.158	35	46	0.310
12:00 - 13:00	35	46	0.175	35	46	0.162	35	46	0.337
13:00 - 14:00	35	46	0.175	35	46	0.172	35	46	0.347
14:00 - 15:00	35	46	0.169	35	46	0.206	35	46	0.375
15:00 - 16:00	35	46	0.278	35	46	0.183	35	46	0.461
16:00 - 17:00	35	46	0.286	35	46	0.166	35	46	0.452
17:00 - 18:00	35	46	0.353	35	46	0.167	35	46	0.520
18:00 - 19:00	35	46	0.271	35	46	0.146	35	46	0.417
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.380			2.426			4.806

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	8 - 99 (units:)
Survey date date range:	01/01/14 - 14/10/22
Number of weekdays (Monday-Friday):	35
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	3
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

APPENDIX 7

Survey Data 2015

Basepoint

Pangbourne - A340 Church Rd / Pangbourne Hill

User-Specified, Time-Based Flow Diagram

Survey Date:

Thu 05 Feb 2015

Session (AM + PM):

AM (07:00-10:00)

0800 - 0900 Selected

Peak Flow by Arm (session-specific)

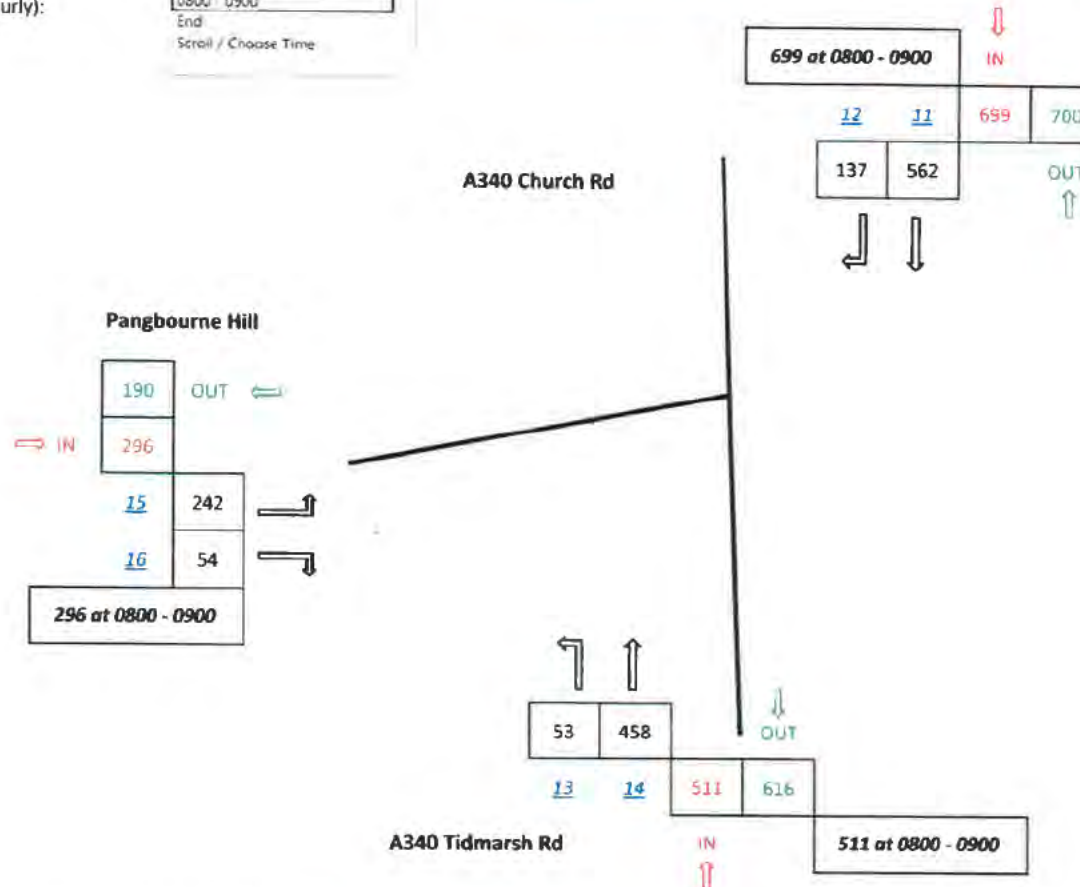
Time (Hourly):

AM Hourly

0800 - 0900

End

Scroll / Choose Time



Junction Throughput 1506 Vehicles at 0800 - 0900

(Junction AM Peak = 1506 Vehicles at 0800 - 0900)

(Junction PM Peak = 1537 Vehicles at 1700 - 1800)

Pangbourne Hill

User-Specified, Time-Based Diagram

Basepoint for:

Basepoint

Pangbourne - A340 Church Rd / Pangbourne Hill

User-Specified, Time-Based Flow Diagram

Survey Date:

Thu 05 Feb 2015

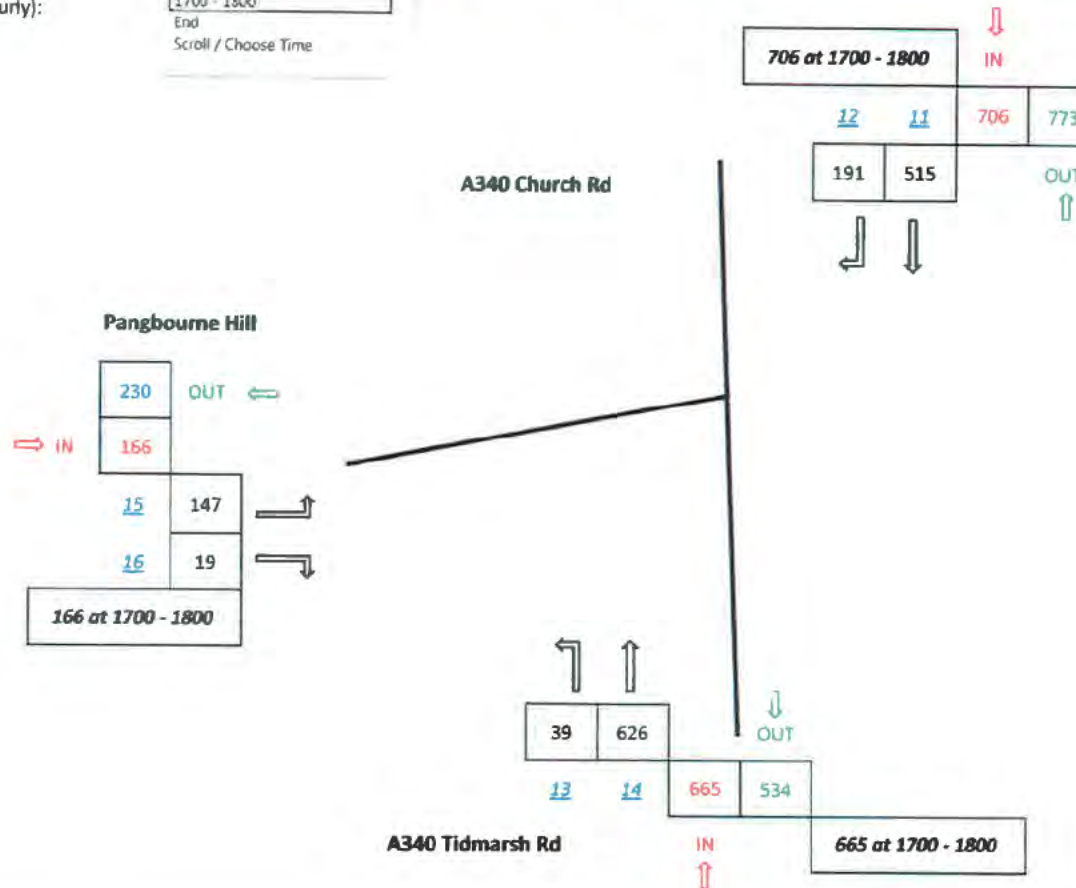
Session (AM + PM): PM (16:00-19:00)

1700 - 1800 Selected

Peak Flow by Arm (session-specific)

Time (Hourly):

PM Hourly
1700 - 1800
End
Scroll / Choose Time



Junction Throughput 1537 Vehicles at 1700 - 1800
(Junction AM Peak = 1506 Vehicles at 0800 - 0900)

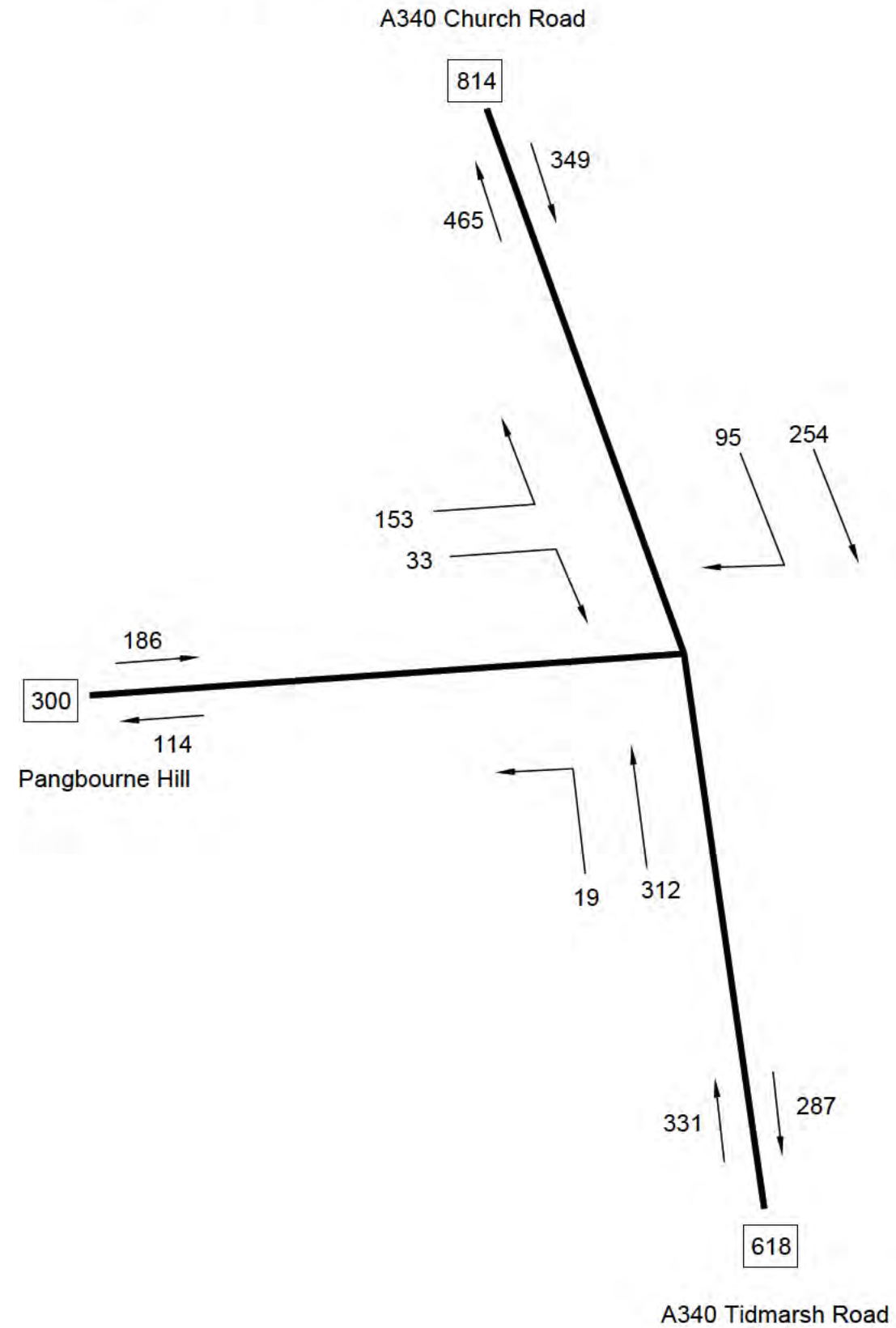
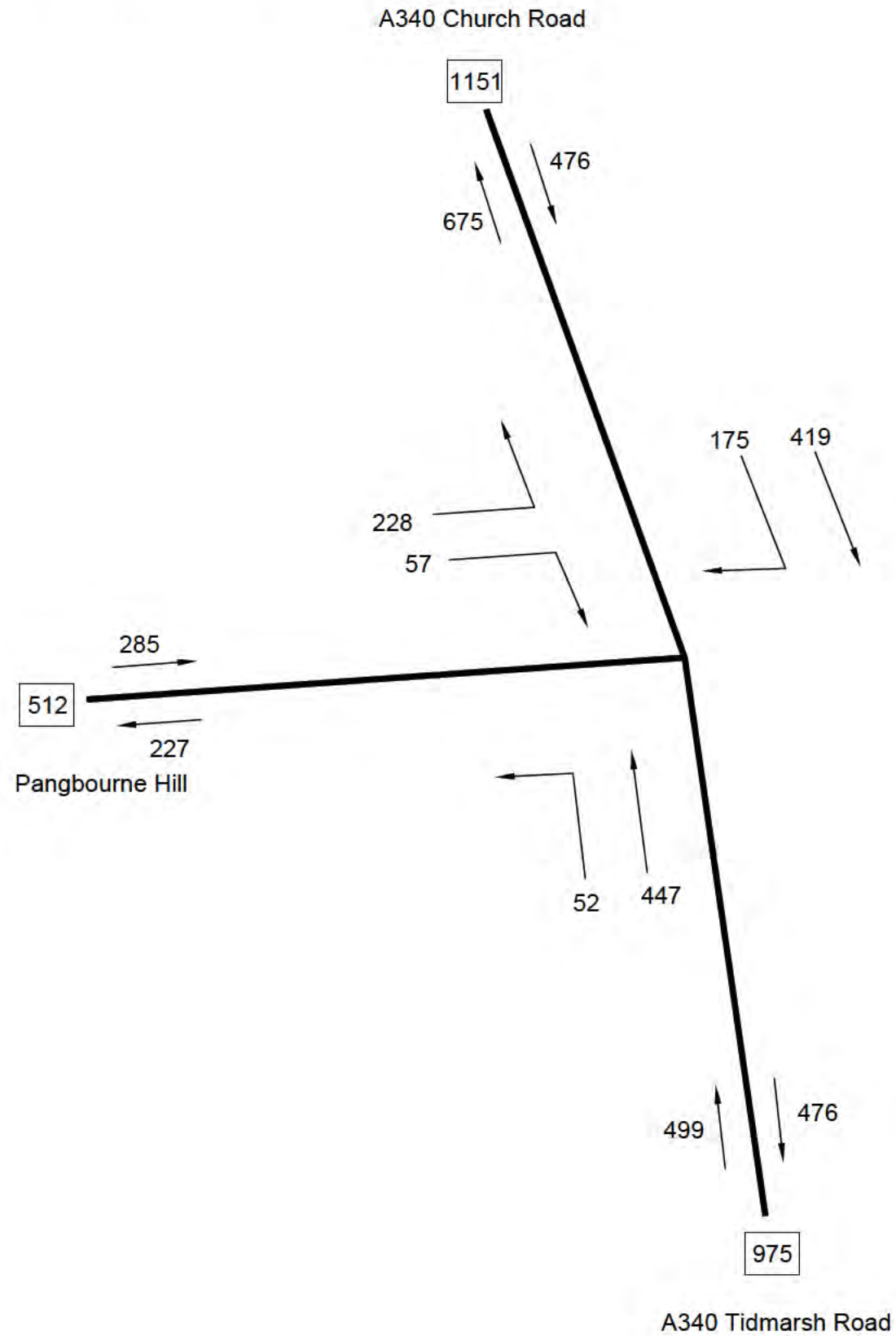
(Junction PM Peak = 1537 Vehicles at 1700 - 1800)

APPENDIX 8

Survey Data 2023

AM Peak 8:00-9:00

PM Peak 17:00-18:00



Notes



Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT
Pangbourne Beaver Properties Ltd.

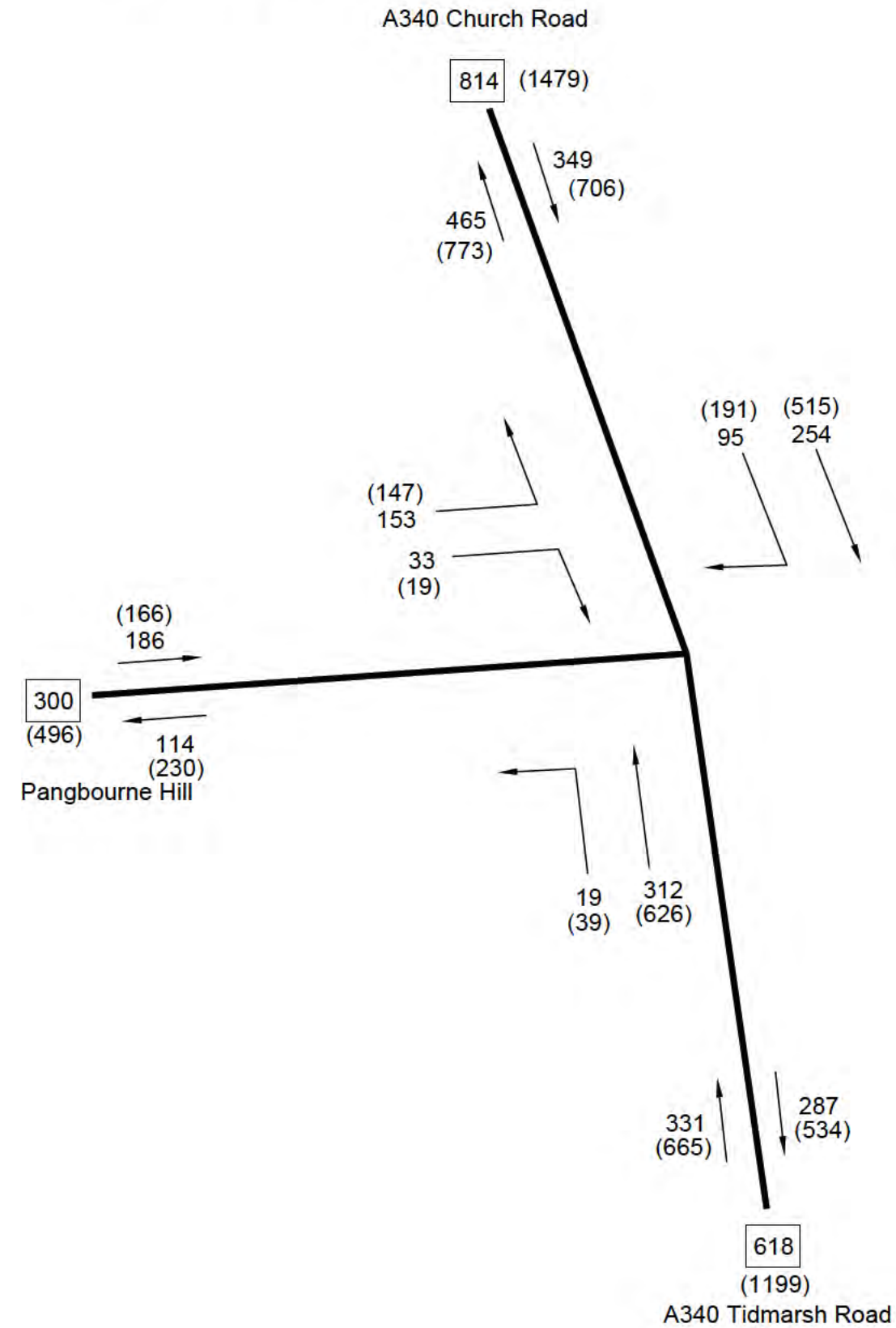
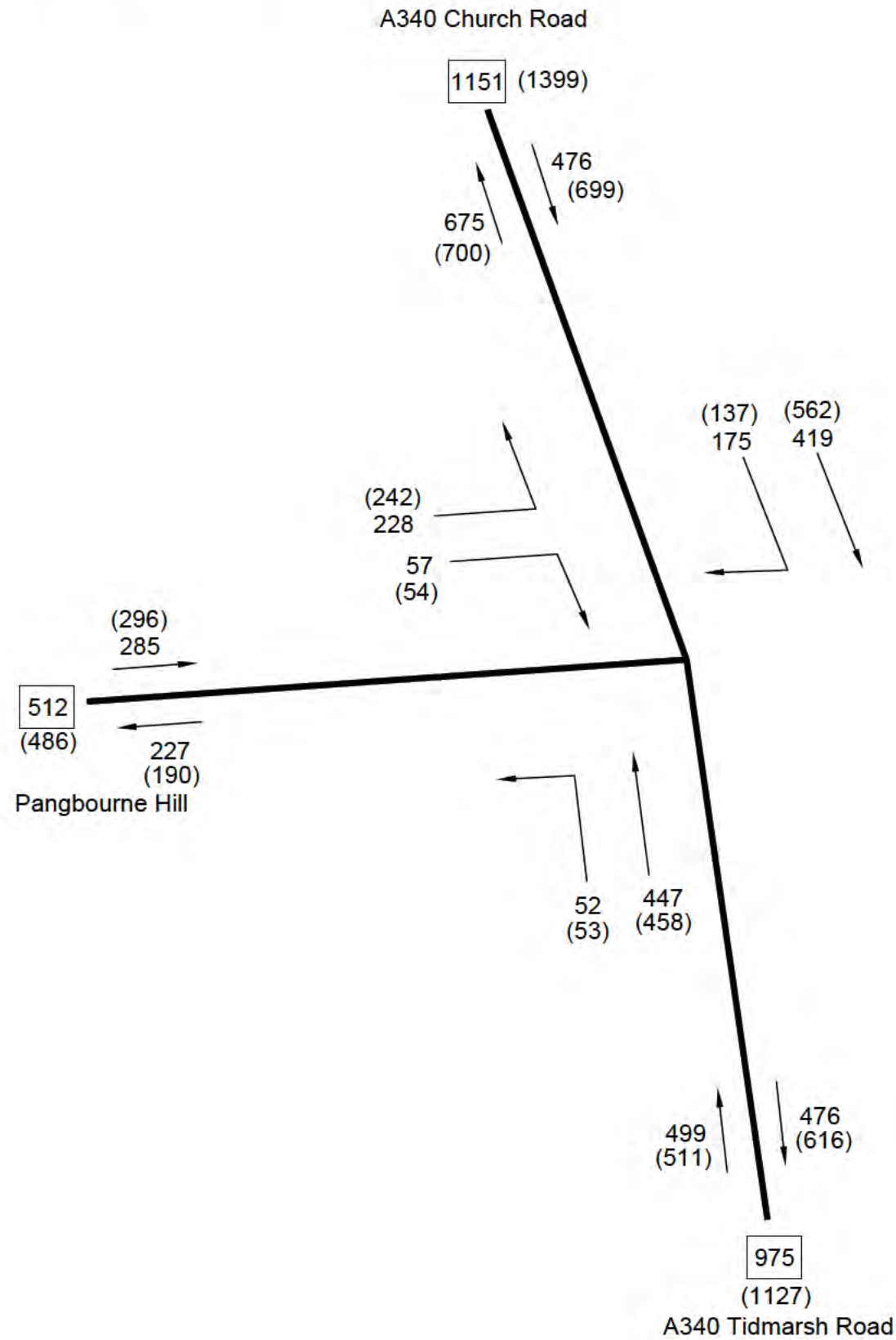
PROJECT
Pangbourne Hill HELAA

TITLE
Weekday AM/PM Peak
8:00 - 9:00 and 17:00 - 18:00
Survey 01/02/23

DRAWN BY MB	DESIGN BY -	CHK BY IR
DATE 09/02/23	DRAWING NO. 5596 / 402	REV NO.
SCALE NTS @ A3		

AM Peak 8:00-9:00

PM Peak 17:00-18:00



Notes

(number) - Flows for 2015



Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT
Pangbourne Beaver Properties Ltd.

PROJECT
Pangbourne Hill HELAA

TITLE
Comparison of Traffic Flow 2015/2023
Survey 01/02/23

DRAWN BY MB	DESIGN BY -	CHK BY IR
DATE 09/02/23	DRAWING NO. 5596 / 404	REV NO.
SCALE NTS @ A3		



Clover House
Western Lane
Odiham

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