



Lambourn Neighbourhood Plan Evidence Base

Site Assessment

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1 INTRODUCTION

- 1.1 Bluestone Planning has been appointed by Lambourn Parish Council to undertake an independent site assessment to support the Lambourn Neighbourhood Development Plan.
- 1.2 The Neighbourhood Development Plan must be in general conformity with the policies of the adopted Development Plan. The West Berkshire Development Plan is made up of the following documents:
 - Core Strategy Development Plan Document (2006 – 2026)
 - Housing Site Allocations Development Plan Document (2006 – 2026)
 - West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007)
- 1.3 At present West Berkshire Council are working on a Review Local Plan. The proposed Submission Draft (Regulation 19) Local Plan will cover the period from 2022-2039 and was submitted to the Secretary of State for examination on 31st March 2023. The Review Local Plan sets out a need for 25 dwellings to be accommodated in the Neighbourhood Development Plan with a further approximately 65 dwellings included as Local Plan Allocations.
- 1.4 This report presents an objective assessment of all sites put forward at the time of writing within the NDP Area that were submitted as being potentially suitable for housing by current landowners or developers to the Neighbourhood Development Plan Steering Group through a Call for Sites.
- 1.5 Recommendations on sites assessed to be potentially suitable and viable (at the time of writing) for future housing development to meet the needs of the NDP Area are included at the end of this report.
- 1.6 The decision on how much land to allocate for housing development, and where in the NDP Area to locate any allocations, is to be determined through the NDP process informed by relevant evidence, including the technical evidence within this report and from other relevant sources from community consultation.



1.7

Figure 1. Lambourn Neighbourhood Plan Area, as designated on 7th December 2018

2 METHODOLOGY

2.1 This assessment takes into account the sites that were previously identified in the latest Strategic Housing and Economic Land Availability Assessment (HELAA, December 2020), the sites that were brought forward in the Call for Sites that was undertaken by the Neighbourhood Development Plan Steering Group in addition to those sites which had previously been allocated for housing development in the Housing Sites Allocations DPD 2006 – 2026. This assessment was also based on guidance provided by the following documents:

- Government's guidance on Housing and economic land availability assessment (March 2014 and revisions in July 2019)
- Government's guidance on Neighbourhood planning (March 2014 and revisions in September 2020)
- Locality's Neighbourhood Planning website – How to assess and allocate sites for development

Stage 1: Identification of Sites

2.2 The first assessment stage, includes the extent of the assessment area, which has been determined as the entire NDP area.

2.3 The HELAA for West Berkshire Council contains sites put forward by land owners and developers within the NDP area. Originally, there were 8 identified sites in total in the Plan Area, but only 7 of which that could potentially be considered for future housing development. A revised HELAA was published in January 2023 with a further employment site added. A call for sites was undertaken by the Neighbourhood Development Plan Steering Group late in 2022 to highlight whether there were any additional sites to be considered. The majority of sites however remained as before. In total a further three sites were subsequently included in this assessment. This also took into account those sites allocated in the Housing Site Allocations DPD 2006-2026 for approximately 60 and 5 dwellings respectively, which were not yet developed. Following discussions with landowners during the first quarter of 2024, two additional sites were also added in this assessment.

2.4 Although the smaller site has an extant permission, it should be noted that some 6 years have now passed since the adoption of the Housing Site Allocations DPD with neither site yet to be developed.

2.5 This report assesses each site in greater detail to determine whether there is any

potential for housing development to meet the needs of the Plan area.

2.6 These sites that are further assessed in this report are the following:

- Land between Folly Road, Rockfel Road/Bridleways & Stork House Drive **(LAM1)**
- Land at Wantage Road & North Fields **(LAM2)**
- Land South of Old Station Yard, Off Coppington Gardens **(LAM3)**
- Land off Bockhampton Road **(LAM4)**
- Windsor House Stables Large Paddock, Crowle Road **(LAM5)**
- Land west of Ramsbury Road, Walker Logistics Holding Ltd, Membury **(LAM6)**
- Land at Fairview, Greenways **(LAM7 / LAM9)**
- Lambourn Business Park **(LAM8)**
- Kingwood House Stables, Lambourn Woodlands, Hungerford, RG17 7RS **(LAMKHS)**
- Lambourn Royal British Legion, Lambourn **(LAMRBL)**
- Collingridge House and Paddock, Lambourn **(LAMCFP)**
- Land adjoining Lynch Lane, Lambourn **(LAMHSA19)**
- Land at Newbury Road, Lambourn **(LAMHSA20)**

2.7 It should be noted however that further sites may be identified during the NDP process and this Assessment will be updated accordingly.

Stage 2: Site Assessment

2.8 A site appraisal was carried out for each of the above sites. The appraisal was based on a desktop study with a site visit approach and by taking into consideration the guidance provided in the Locality's Toolkit on "How to assess and allocate sites for development".

2.9 This appraisal was also informed by a range of information taken from the latest HELAA report, publicly available data, site visit and local information.

2.10 The criteria used for assessment is recorded and summarized in table form and included details on the following:

- **General Site Information:** The name of the site, its size, previous and current use and planning history.
- **Suitability of the Site:** Identification of all current planning constraints affecting the site.
- **Availability of the Site:** Details of all legal constraints, such as restrictive legal

agreements and covenants that are affecting the site.

- **Achievability of housing development on the Site:** Calculation of developable area, estimation of number of housing units that could be accommodated in the site and the approximate time required for them to be constructed and any infrastructure requirements.
- **Summary of the Assessment:** Presentation of the main planning constraints of the site, its development potential and alternative development options.

Stage 3: Assessment Review

- 2.11 The initial suitability of each site has been determined by utilising the template in the Appendix. This assessment is designed to present a clear indication of which sites appear to be suitable / unsuitable for development of a scale required for the Neighbourhood Development Plan.
- 2.12 The development capacity for each site was determined, when possible, based on the information provided in the latest HELAA report, although it should be noted that this is often an unrealistic figure and may be much less once a road layout, public open space and landscaping for example are undertaken.
- 2.13 The sites, which are assessed as being ‘amber’ or ‘green’ i.e. potentially suitable subject to mitigation or suitable for allocation in this assessment, will then be put forward for more detailed individual assessment including potential landscape impact. This latter element will be undertaken by independent landscape consultants Lepus Consulting, who have already undertaken a comprehensive Landscape Character Appraisal of the parish (see Neighbourhood Development Plan evidence base).
- 2.14 Any future allocation policies that are included in the Neighbourhood Development Plan could propose a lower capacity, if it has been demonstrated that the relevant site is suitable for limited development such as where there are natural features to reduce the scale or recreational or biodiversity requirements.

3 PLANNING POLICY

- 3.1 Lambourn parish is located in West Berkshire. Any future Neighbourhood Development Plan policies and housing allocations are required to be in compliance with the strategic policies of the West Berkshire Development Plan Documents. In addition, consideration is also given to the Local Plan Review, which will cover the period until 2039. This is to

ensure that all NDP policies would also be mindful of the future general direction of travel for the area.

3.2 Further consideration must also be given to the National Planning Policy Framework ('the NPPF' – the most recent version published in December 2023), which contains the Government's policy on planning matters and sets out the overall policy framework for local and neighbourhood plans. The NPPF is also supported by guidance contained on the Planning Practice Guidance website, a continually updated web-based 'living' resource.

3.3 The current development plan is as set out in paragraph 1.2.

3.4 In addition to Development Plan Documents, other relevant planning documents were also considered. These were the following:

- The West Berkshire Landscape Character Assessment (as amended)

3.5 It should also be noted that a separate and locally specific Landscape Character Assessment has been undertaken by Lepus Consulting (November 2020) on behalf of the Neighbourhood Development Plan Steering Group. Further work will be undertaken to assess the landscape capacity relating to proposed sites once community consultation has been finalized.

National Planning Policy Framework (December 2023)

3.6 Paragraph 82 makes clear that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

3.7 Paragraph 83 highlights that housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should always aim to promote sustainable development, which will help villages to grow and thrive.

3.8 Paragraph 84 states the development of isolated homes in the countryside should be avoided unless one or more of the following circumstances apply:

- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- the development would represent the optimal viable use of a heritage asset or

would be appropriate enabling development to secure the future of heritage assets;

- the development would re-use redundant or disused buildings and enhance its immediate setting;
- the development would involve the subdivision of an existing residential building; or
- the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

3.9 Paragraph 180 suggests that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development);
- b) recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimizing impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

3.10 Paragraph 181 requires plans to allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 62 further adds that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

3.11 Paragraph 185 stipulates that to protect and enhance biodiversity and geodiversity, plans should:

- a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

West Berkshire Development Plan

3.12 Area Delivery Plan Policy 1 of the Core Strategy DPD sets out the settlement hierarchy and designates the village of Lambourn as a Rural Service Centre. Within these types of settlements, development that will help with meeting the requirements of surrounding communities will be supported.

3.13 At the time of writing, revised Policy SP3 of the Local Plan Proposed Submission version specifies that in rural service centres, the following types of development will be considered appropriate:

- Infill, or changes of use within the settlement boundary
- Non-strategic sites allocated for housing and economic development through other policies in the Local Plan Review or Neighbourhood Plans; and
- Rural exception affordable housing schemes

3.14 Area Delivery Plan Policy 5 of the Core Strategy DPD specifies that during the plan period provision will be made for the delivery of up to 2000 dwellings in the North Wessex Downs National Landscape. In addition, it highlights that more limited growth will take place in

Lambourn due to the town's comparatively smaller district centre and relative remoteness.

3.15 Paragraph 4.4 of the Local Plan Review states that the Local Housing Need (LHN) for West Berkshire is 513 dwellings per annum. It further adds on the revised Policy SP1 that within a National Landscape, allocations for housing for Lambourn will be limited and primarily made through NDP. Specifically, Policy SP15 states that a total of 25 dwellings are expected to be delivered through NDP allocations in Lambourn.

3.16 Core Policy CS1 states that new homes will be primarily developed on:

- Suitable previously developed land within settlement boundaries
- Other suitable land within settlement boundaries
- Strategic sites and broad locations identified on the Core Strategy Key Diagram
- Land allocated for residential development in subsequent Development Plan Documents

3.17 Core Policy CS6 outlines the affordable housing provisions that the Council will require from new developments. These are the following:

- 30% provision on sites of 10 – 14 dwellings; and
- 20% provision on sites of 5 – 9 dwellings

3.18 Core Policy CS7 highlights that development outside settlement boundaries to accommodate Gypsies, Travellers and Travelling Showpeople will need to meet the following criteria:

- Safe and easy access to major roads and public transport services;
- Easy access to local services including a bus route, shops, schools and health services;
- Located outside areas of high flood risk;
- Provision for adequate on site facilities for parking, storage, play and residential amenity; including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers;
- Opportunities for an element of authorized mixed uses;
- The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities;
- Will not materially harm the physical and visual character of the area;

- Where applicable have regard for the character and policies affecting the North Wessex Downs AONB.

- 3.19 Core Policy CS12 outlines that proposals for new residential accommodation in the countryside that will be associated with the equestrian/racehorse industry will be permitted where genuine need is suitably demonstrated through a business case and accommodation cannot be reasonably secured within existing settlements.
- 3.20 Core Policy CS14 makes clear that proposals will be supported only if they promote schemes of high quality in terms of design and local distinctiveness.
- 3.21 Core Policy CS16 states that development which lies within Flood Zone 2 or 3 or measures more than 1 ha and is located within Flood Zone 1 or is located in a Critical Drainage Area or an area with historic records of groundwater and/or surface water flooding will need to provide a Flood Risk Assessment.
- 3.22 Core Policy CS17 highlights that development should aim to conserve, and when possible restore and / or enhance biodiversity. Proposals that would likely harm the environment would need to demonstrate evidence of appropriate mitigation measures that would compensate for the adverse effects of the development.
- 3.23 Core Policy C18 states that proposals will need to avoid the loss of green spaces in the District and instead promote their protection and conservation.
- 3.24 Core Policy CS19 states that development will only be considered acceptable if they can demonstrate that they will protect, conserve and enhance the historic character of the District.
- 3.25 Housing Site Allocations DPD C1 makes clear that there is a presumption in favour of development and redevelopment within the settlement boundary of Lambourn and exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers, extension to or replacement of existing residential units and limited infill.
- 3.26 Housing Site Allocations Policy C2 states that development for rural affordable housing will be considered acceptable only if the meet an identified local housing need.
- 3.27 Housing Site Allocations Policy C4 stipulates that the conversion of existing redundant buildings to residential use will only be permitted if:
- i. The proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration; and

- ii. The applicant can prove the building is genuinely redundant and a change to a residential use will not result in a subsequent request for a replacement building; and
- iii. The environment is suitable for residential use and gives a satisfactory level of amenity for occupants; and
- iv. It has no adverse impact on / does not affect rural character; and
- v. The creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and
- vi. The conversion retains the character, fabric and historic interest of the building and uses matching materials where those materials are an essential part of the character of the building and locality; and
- vii. The impact on any protected species is assessed and measures proposed to mitigate such impacts

3.28 Housing Site Allocations Policy C6 provides the requirements for the extension of existing dwelling to be considered acceptable within the open countryside.

3.29 Housing Site Allocations Policy C7 sets out the conditions which will need to be met in order for the Council to support proposals for the replacement of existing dwellings.

3.30 Housing Site Allocations Policy HSA 19 includes information in connection to the development of the land adjoining Lynch Lane. It is highlighted that development will be delivered in accordance with the following parameters:

- *“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 racehorse industry which has a specific need for affordable single person accommodation.*
- *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.*
- *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.*

- *Development on the site will not adversely affect the adjacent SSSI/SAC and a Habitat Regulations Assessment will be required to accompany any future planning application.*
- *Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and the adjacent River Lambourn SSSI/SAC and any development. In light of an initial Phase 1 Habitat Survey it is considered that no development shall 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).*
- *Development will be informed by a further Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected habitats and species are not adversely affected.*
- *The scheme will comprise a development design, layout and capacity that is in accordance with the landscape Sensitivity Assessment (2011) and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).*
- *Development will not take place within Flood Zones 2 and 3 including essential infrastructure and water compatible development. 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.*
- *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.*
- *Development of the site will connect to the main sewerage system. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy will be required.”*

3.31 Housing Site Allocations Policy HSA 20 describes the parameters that future proposals on land at Newbury Road will be assessed by. These are the following:

- *“The provision of approximately 5 individually designed 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 Newbury Road.

- *The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:*
 - *Ensuring developments is contained on the lower ground with open space being retained on the higher ground.*
 - *The provision of a hedge with hedgerow trees to contain the housing. This should be provided along the far north eastern boundary, continuing along the south eastern boundary to link with garden planting of the development.*
- *The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).*
- *Individual accesses will be provided from Newbury Road in keeping with the adjacent pattern. Given the topography of the site the design of individual access points/driveways will need to be carefully considered.*
- *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 appropriate mitigation measures to protect the River Lambourn Site of Special Scientific (SSSI)/Special Area of Conservation (SAC).*
- *A SuDS scheme would need to be provided as part of any planning application, along with appropriate mitigation measures to protect the River Lambourn SAC/SSSI e.g. possibly petrol/oil receptors.*
- *Development on the site will connect to the mains sewerage system. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy will be required for this site.*
- *Development will be informed by an archaeological assessment in the form of a geophysical survey followed by trial trenching if necessary*
- *Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate*

avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely affected.”

West Berkshire Landscape Character Assessment (2019)

- 3.32 The West Berkshire Landscape Character Assessment was published in 2019 and forms part of the evidence base for the Adopted Local Plan.
- 3.33 Lambourn falls within Landscape Character Area OD1 – Lambourn Open Downland, UV2 – Lambourn Upper Valley Floor and WD1 – Shefford Wooded Downland.
- 3.34 LCA OD1 can be characterized as an area that is steeply undulating with dramatically rolling hills, comprised mainly of large-scale arable agriculture and occasionally fragmented chalk grasslands and wooded areas. The overall landscape strategy that is set out for this area, is to conserve the settlement pattern and archaeological features of the area and restore and enhance wooded areas and important habitats.
- 3.35 LCA UV2 follows the path of the River Lambourn. The valley is narrow and cuts between areas of open chalk downland. As the river flows towards Newbury, it becomes meandering and sometimes braided. The overall landscape strategy that is set out for this area, is to restore, conserve and enhance the special qualities of the area, such as the wetland habitats, the valued woodland and the traditional agricultural use of the landscape.
- 3.36 LCA WD1 can be characterized as an area with a rolling chalk landscape that is characteristically well-wooded between mixed arable and pasture land use. On the steeper slopes there are also areas of calcareous chalk grassland. The overall landscape strategy that is set out for this area is, protect and conserve the important habitats and ecological features that define the special character of this landscape.
- 3.37 The strategies that are set out above aim to protect conserve and when possible enhance the unique characteristics and features of the local landscape of the whole District. This is necessary to ensure that future development will not have a detrimental impact on the valued setting of the landscape.

4 NUTRIENT NEUTRALITY - RIVER LAMBOURN SPECIAL AREA OF CONSERVATION (SAC)

- 4.1 Special Areas of Conservation (SAC), Special Protection Areas (SPA), and Ramsar sites are internationally important for their habitats and wildlife and are protected under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations).
- 4.2 In March 2022, Natural England wrote to West Berkshire Council (along with other affected adjoining Local Authorities within Wiltshire and Oxfordshire), to confirm that the River Lambourn Special Area of Conservation was in an unfavorable condition.
- 4.3 Where there is an increase in levels of nitrogen and phosphorus in the aquatic environment, which is usually via surface water and groundwater, this can severely threaten such sensitive habitats and species. Raised levels of nutrients can cause eutrophication, leading to algal blooms which disrupt normal ecosystem function, result in reduced levels of oxygen within the water, and ultimately the death of many aquatic organisms including invertebrates and fish.
- 4.4 The most significant inputs into the environment currently come either from agricultural, equestrian and / or wastewater from housing and other overnight accommodation.
- 4.5 The Council is obliged by law to consider the impacts of granting planning permission on the River Lambourn SAC. In particular, developments which generate and discharge phosphorus into the nutrient catchment area must comply with the principles of Nutrient Neutrality.
- 4.6 Nutrient Neutrality is an approach which ensures that nutrient pollution is not worsened as a result of development. Proposals which generate and discharge phosphorus into the River Lambourn SAC nutrient catchment must demonstrate that, as a minimum, the same amount of phosphorus can be removed through mitigation.
- 4.7 Natural England in its Nutrient Budget Calculator Guidance document (March 2022) sets out that:

“Where plans or projects will contribute additional nutrients to Habitats sites which are close to or already in unfavourable condition for nutrients, then a robust approach to the Habitats Regulations Assessment (HRA) of the effects of plans and projects is required.

Where sites are close to or already in unfavourable condition for nutrients, it may be difficult to grant consent for new plans and projects that will increase nutrient levels at

the Habitats site. Nutrient neutrality provides a means of effectively mitigating the adverse effects associated with increased nutrients from new plans and projects, by counter-balancing any additional nutrient inputs to ensure that there is no net change in the amount of nutrients reaching the features which led to a Habitats site being designated.”

- 4.8 The Local Plan Review in Policy SP11 on Biodiversity and geodiversity specifically in relation to the international sites states:

“Development likely to result in a significant effect on an internationally designated site will be subject to assessment under the Habitats Regulations and will not be permitted unless it can be demonstrated that there are no alternatives following/through appropriate derogation tests for the proposal and that any adverse effects on the integrity of the site can be fully avoided, mitigated and/or compensated and proposals are in the public interest.”

- 4.9 Furthermore, the Local Plan Review contains a specific policy on Water Quality: Policy DM6, which requires development within the hydrological catchments of the River Lambourn SSSI/SAC to demonstrate nutrient neutrality.

- 4.10 Therefore, it is concluded that any site within the catchment area and considered in the assessment below would need to be subject to both a Habitats Regulations and Water Quality Assessment to demonstrate suitability in this regard.

- 4.11 It should be noted however that as the Local Plan Review policies have not yet been subject to Examination, such policies may be likely to change in the future. In this regard, this site assessment may also need to be revised in accordance with any amendments.

- 4.12 Equally, it may be the case that a site considered as having potential below may no longer be considered suitable due to the significant constraints of the Special Area of Conservation and the requirement for Nutrient Neutrality.

5 SITE ASSESSMENT

- 5.1 To date, thirteen sites in total have been assessed. Careful consideration has been given to all designations and planning constraints that are evident to determine whether each site could have merit for housing to meet the needs of the parish and then summarised in a table to provide a clear view of which sites were determined to be more likely appropriate for allocation.

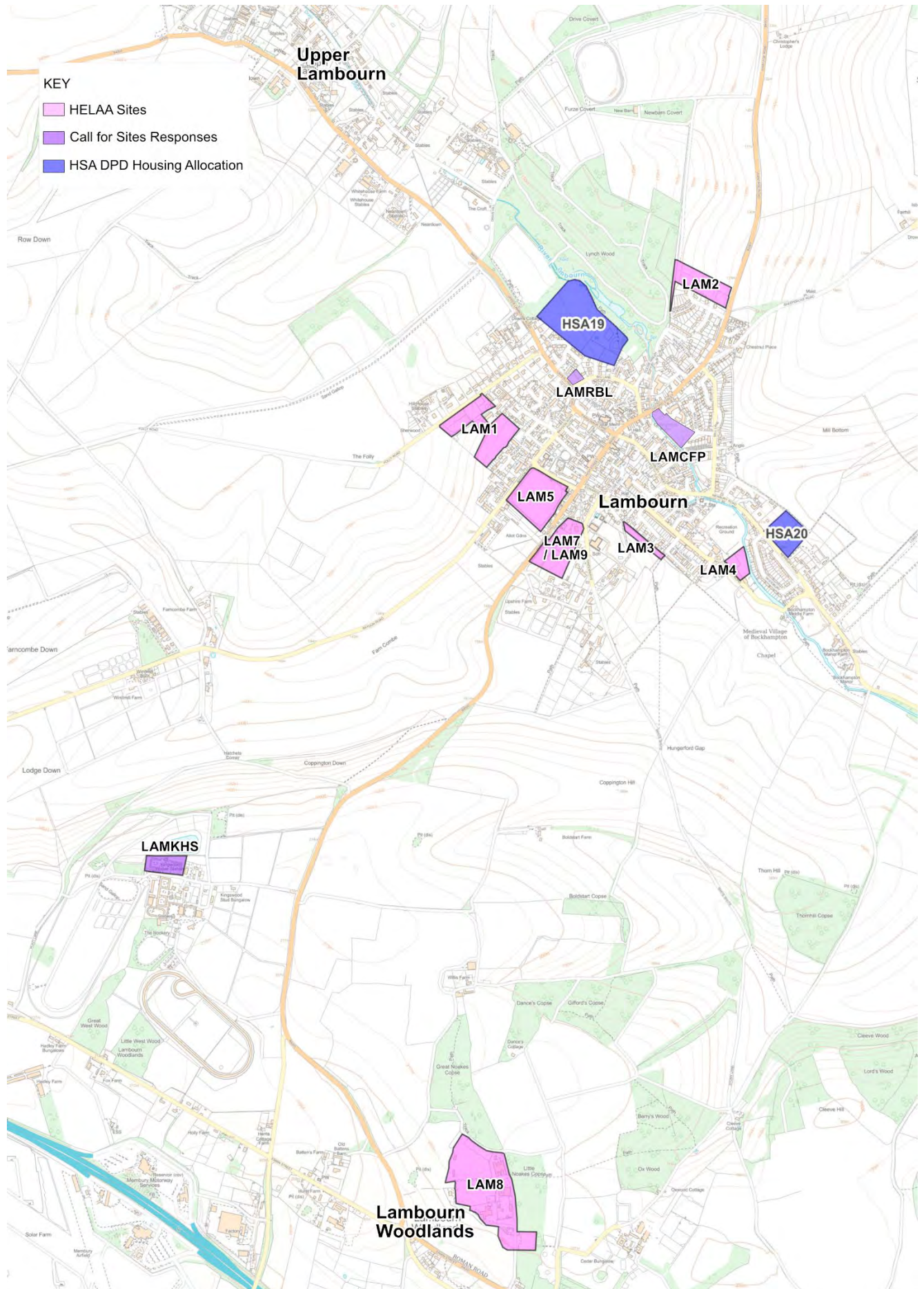

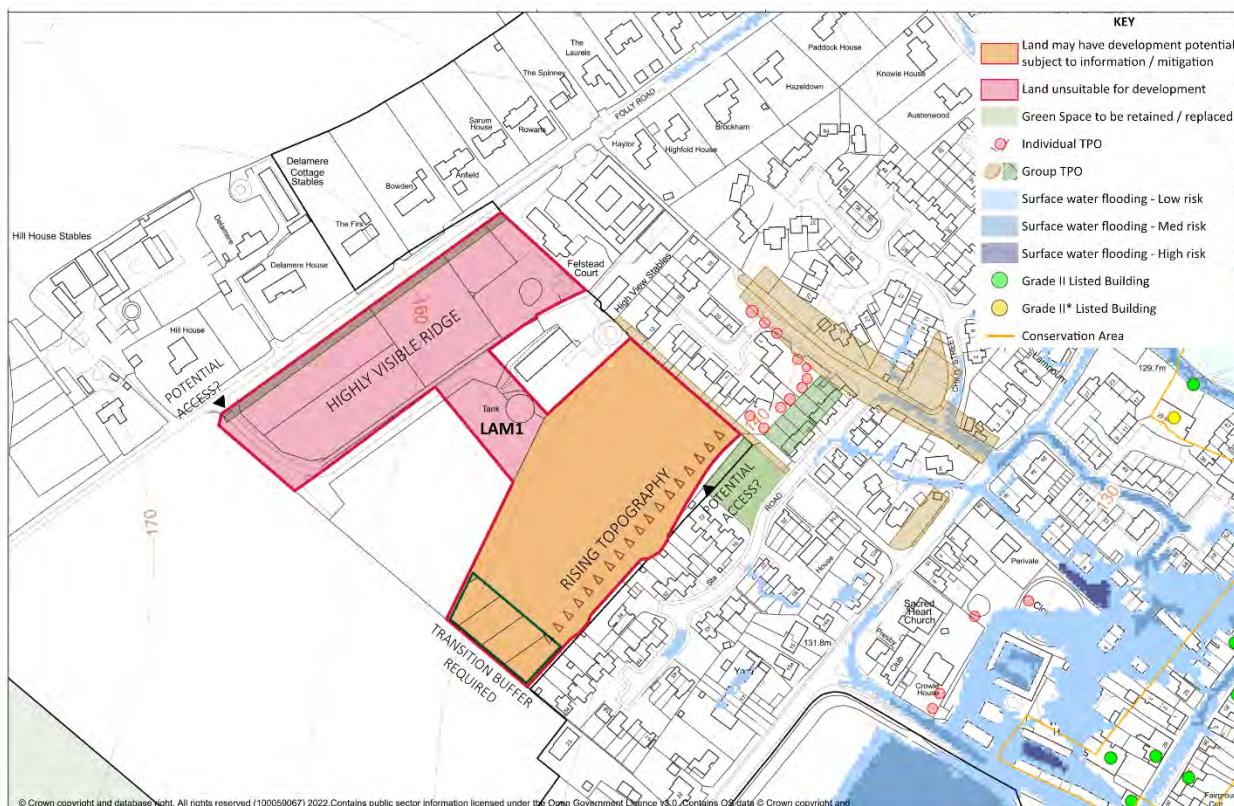


Figure 2. Location of Assessed Sites within the Neighbourhood Plan Area

Site Assessment Conclusions Table	
HELAA Ref. LAM1	Summary
	
<p>Land between Folly Road, Rockfel Road & Stork House Drive, Lambourn</p>	<p>The site is essentially in two parts, with one area being highly visible and the other a lower lying area (but on rising ground). The latter has some surface water and groundwater issues, as highlighted in the SFRA (2022), and this would have to be satisfactorily taken into consideration.</p> <p>Access to the site has not been confirmed. If from Folly Road, this could have severe highway implications and potential conflict with racehorses.</p> <p>If from Rockfel Road, then it needs to be established as to the route of the access before it can be determined whether this may be appropriate. In particular, if this involves any loss of existing green space adjacent to Rockfel Road, this would need to be minimised and replaced within the site.</p> <p>There is a confirmed group Tree Preservation Order (TPO) along the northern boundary with the rear of Stork House Drive extending to Rockfel Road (adjacent to the open space). Development should not have an adverse impact upon this.</p> <p>A further group TPO is located alongside Folly Road, which may also cause issues with any access road requirements in this area.</p> <p>The site would need suitable landscaping which would also take into account the rising topography.</p> <p>Equally, building heights of any dwellings may be limited to ensure there is no adverse impact upon the wider AONB landscape. An agreed, 'Above Ordnance Datum' AOD limit should be agreed.</p> <p>Subject to satisfactory mitigation, part of this site may have some merit, but would depend on location and extent.</p>

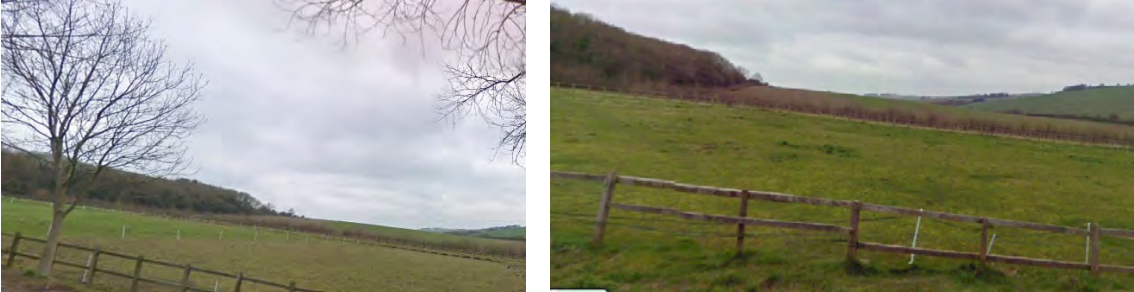
LAM1 - Land between Folly Road, Rockfel Road & Stork House Drive, Lambourn



Site Assessment undertaken by Bluestone Planning

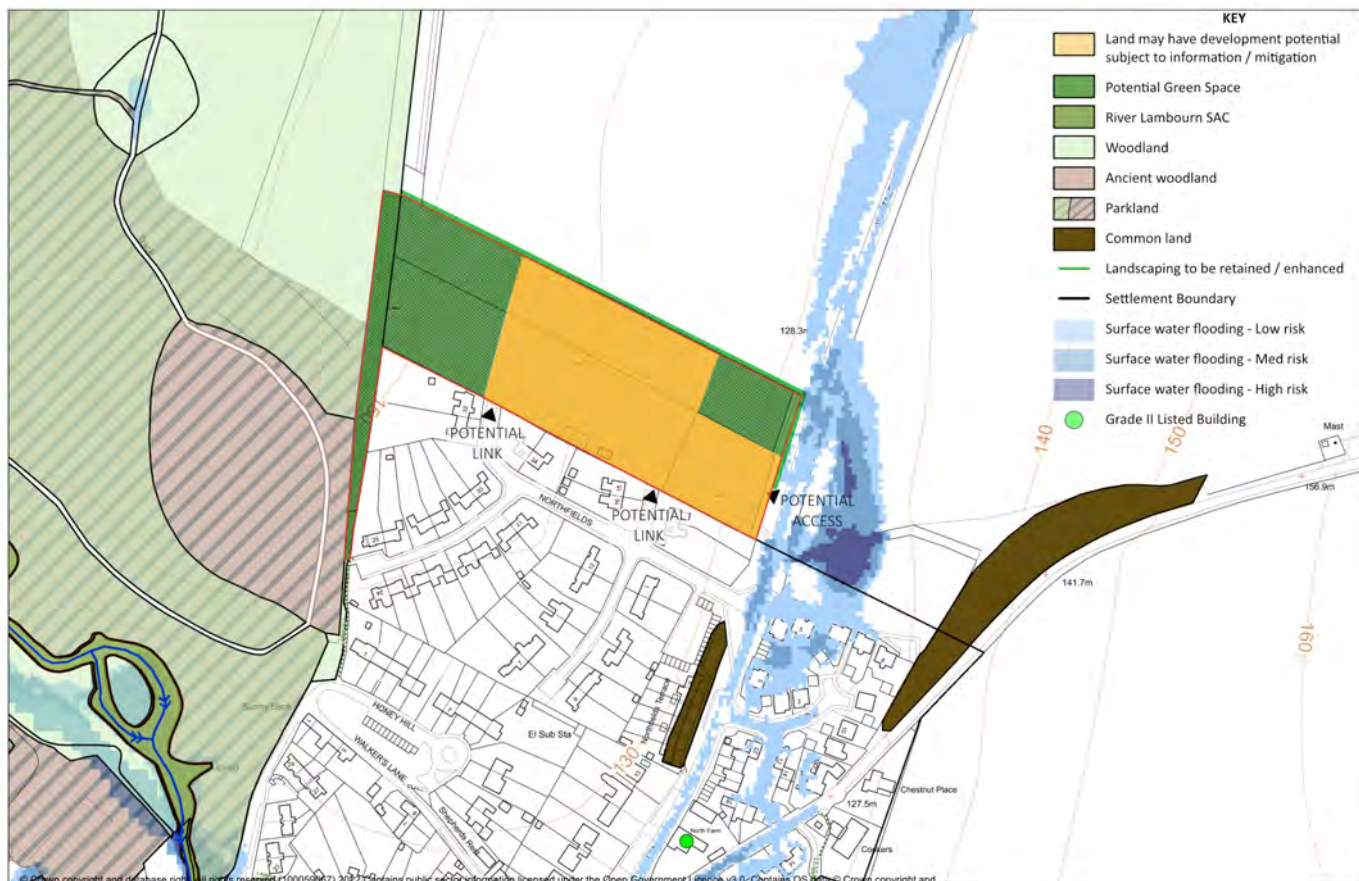
WBC	HELAA 2023 Comments
HELAA 2023 Assessment	Estimated Development Potential (Dwellings) - Up to 46 dwellings but known landscape capacity issues exist which are likely to decrease these numbers.
Available, Achievable and Potentially developable in part	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Although the southern part of the site could be considered potentially suitable, further assessment in conjunction with the AONB and Natural England would be required to see if concerns that development on the northern part of the site along Folly Road may result in significant harm to the natural beauty and special qualities of the AONB could be overcome.</p> <p>The southern portion of the site is predicted to be affected by groundwater emergence during a 1 in 30-year and 1 in 100 year event.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological surveys also required. 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.</p>

Site Assessment Conclusions Table

HELAA Ref. LAM2	Summary
	
<p>Land at Wantage Road & North Fields, Lambourn</p>	<p>The site is on the northern edge of the village. It is considered to be a 'gateway' site as an important entrance to the village.</p> <p>Existing development to the south is poorly screened in places leaving a visual hard urban edge on first approach to the settlement. An appropriate new development presents an opportunity to improve the current approach.</p> <p>The site itself is fairly well contained with long distance views now being screened more successfully given the passage of time since the last WBC landscape assessment (some 12 years ago).</p> <p>If development is to be successfully established here, it will need an appropriate layered landscape scheme and the reinforcement of existing boundary planting.</p> <p>Access to the site is likely to be from B4001 but connections could be provided from Northfields. This latter access could accommodate appropriate cycling paths and footpaths that would promote alternative methods of movement. The primary access could be acceptable from the B4001, provided that the 30mph speed limit is extended further towards the north to ensure that the proposed development would be located within the 30mph zone.</p> <p>The land rises fairly steeply and a restriction of the ridge height of dwellings would limit adverse visual impact issues.</p> <p>In line with the Parish Design Code, new development should follow the existing building lines, plot sizes and density of the adjacent development.</p> <p>Opportunity exists to provide public open space and to link into the Public Right of Way network to the southeast as well as permissive paths to the west.</p> <p>The proximity to the River Lambourn SAC is of concern, in addition to those issues mentioned above, the proposals for allotments on this site may not be appropriate.</p>


	It is recommended that further to any future site allocation, additional information should be submitted to highlight how the gateway site could be developed safely in terms of vehicle access, without harm to the AONB or the River Lambourn SAC.	
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LAM2 - Land at Wantage Road & North Fields, Lambourn

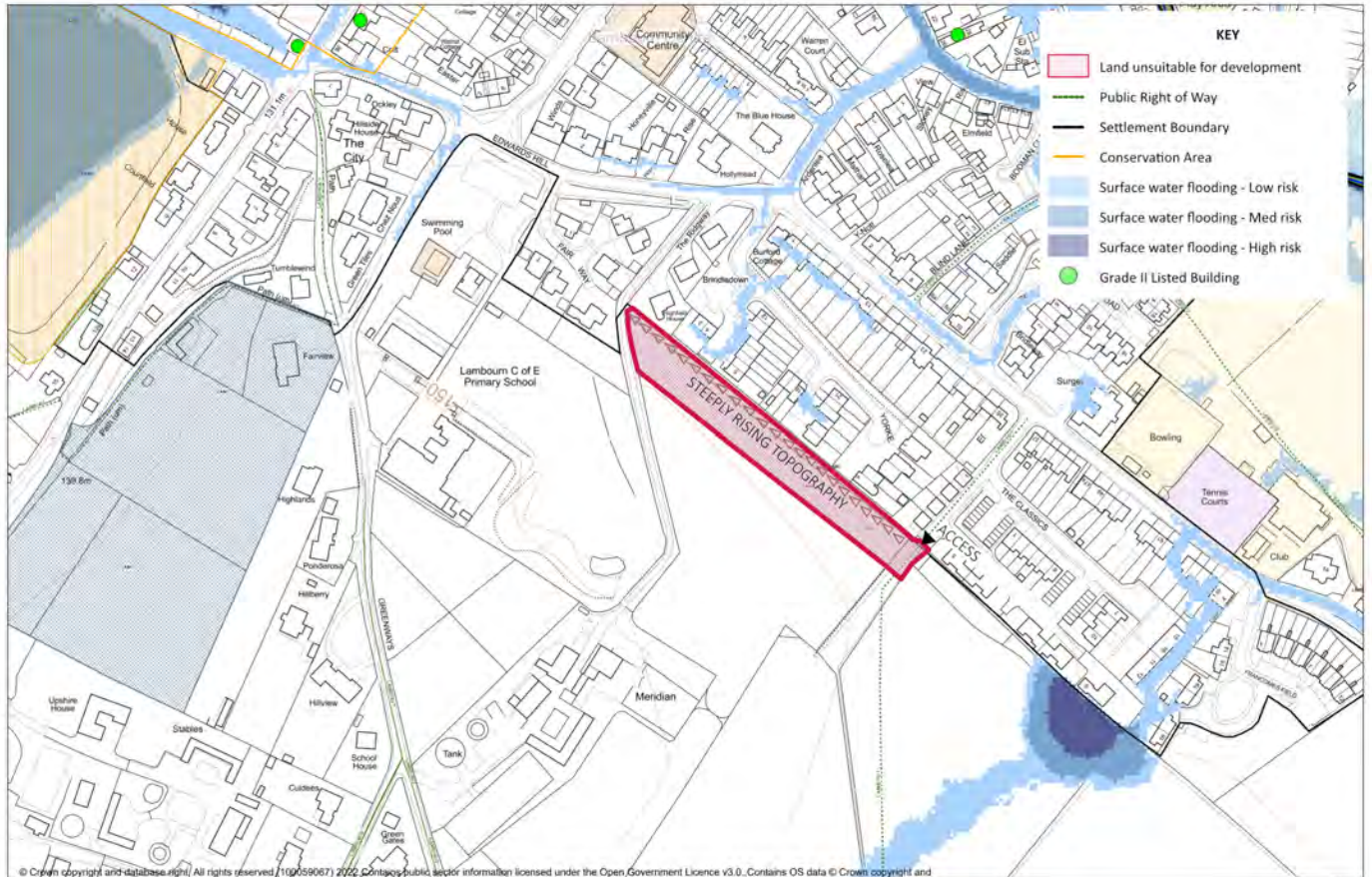


Site Assessment undertaken by Bluestone Planning

WBC	HELAA 2023 Comments
HELAA 2023 Assessment	Estimated Development Potential (Dwellings) - Up to 27 dwellings but known issues exist which may decrease this number
Potentially available, Unsuitable and Not developable within the next 15 years	<p>The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity Assessment (2011) concluded that development would result in harm to the natural beauty of the AONB and would extend settlement further into the downland landscape.</p>


Site Assessment Conclusions Table	
HELAA Ref. LAM3	Summary
	<p>The site is within the open countryside and highly visible as shown above and future development would be seen from considerable distance with a difficulty in providing an appropriate level of screening.</p> <p>It is shown in part here, but in previous West Berkshire Call for Sites exercises a much larger area has been submitted.</p> <p>Due to the steeply rising topography of the site, particularly around the entrance it is considered unlikely that housing development could be accommodated on site without substantial gradient works. It would appear unlikely that an adoptable road could be accommodated.</p> <p>Access would be limited to a private drive and could cause conflict with the Public Right of Way.</p> <p>The proposal only utilises part of a much larger field which has no other defensible boundary. Development on a small part of the site would likely lead to future development and further large scale encroachment into the AONB.</p> <p>In this regard, the site has very limited potential as proposed due to the above constraints.</p>
<p>Land south of Old Station Yard, Off Coppington Gardens, Lambourn</p>	

LAM3 - Land South of Old Station Yard, Off Coddington Gardens, Lambourn

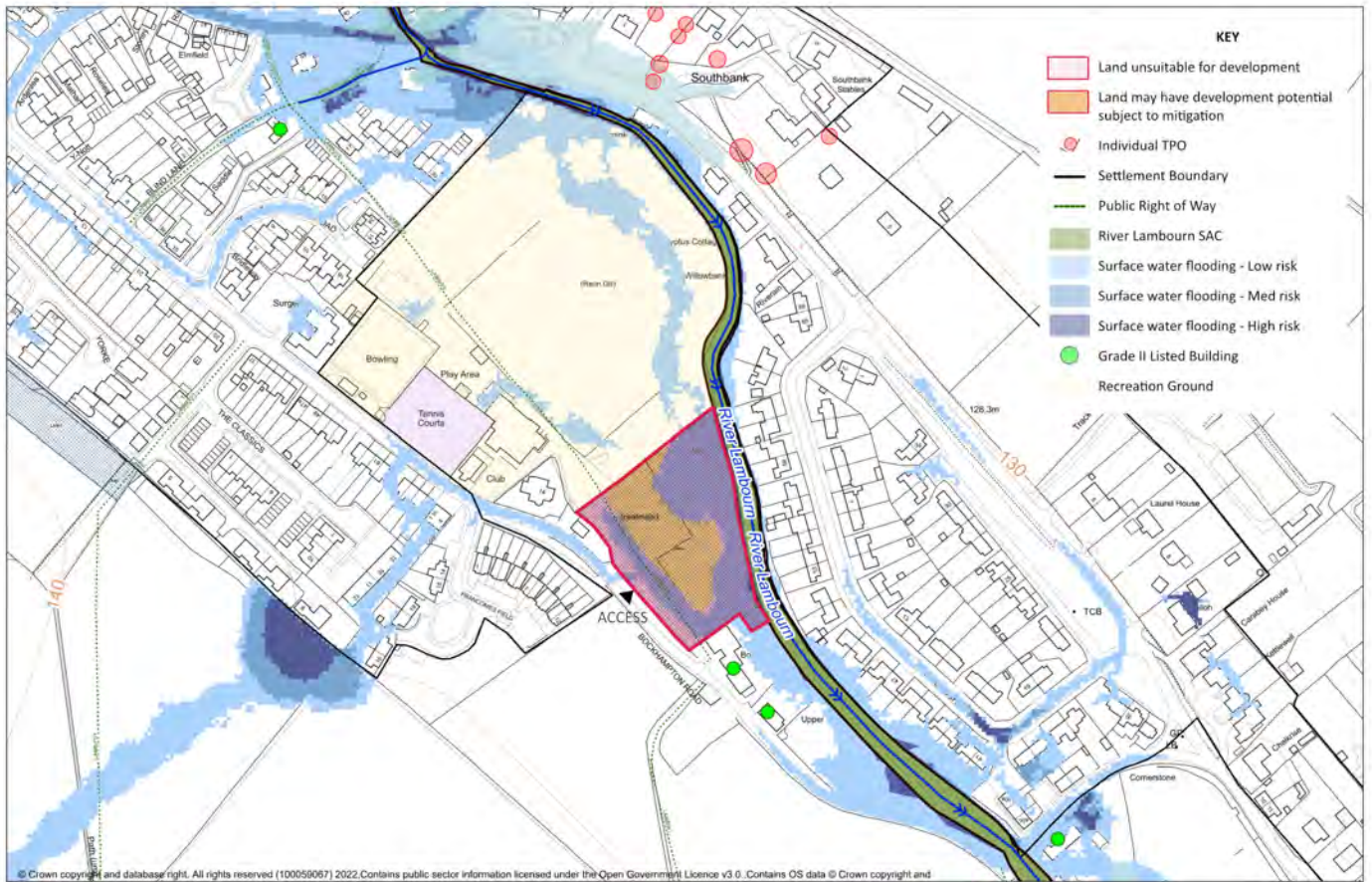


Site Assessment undertaken by Bluestone Planning

WBC HELAA 2023 Assessment	HELAA 2023 Comments
Available, Unsuitable and Not developable within the next 15 years	<p>Estimated Development Potential (Dwellings) - Up to 7 dwellings but known issues exist which may decrease this number</p> <p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - access concerns and impact on Public Right of Way. Currently the site is unacceptable to Council's Highways Team.</p>

Site Assessment Conclusions Table	
HELAA Ref. LAM4	Summary
	
<p>Land off Bockhampton Road, Lambourn</p>	<p>The site lies between a recreation ground to the northwest and two listed buildings to the southeast. It is in a sustainable location with accessible services and facilities.</p> <p>Much of the site however lies at high risk of flooding from the adjoining River Lambourn. In addition, the same parts of the site have also been identified to be at risk from surface water flooding. Notwithstanding this, there is a central area which is not affected.</p> <p>A public footpath passes through the site frontage and future development could inadvertently negatively affect it depending on location. This could however be made into a possible benefit with the upgrading of the public footpath to allow more formal access in this area. This is of particular importance as the road is narrow and has no pavement.</p> <p>Development will need to ensure that it is in keeping with the character of the local area and does not have an adverse impact on the adjoining Listed Buildings and their setting.</p> <p>Development potential would be subject to appropriate biodiversity mitigation measures in relation to the River Lambourn SAC. The provision of a green buffer along the river that will soften the impact of a future development is considered to be necessary.</p> <p>The Highway Authority have previously indicated that access cannot be taken from Bockhampton Road due to visibility restrictions. Whether this still remains the case would need to be examined in further detail.</p> <p>In this regard, the site may have very limited potential on part of the site subject to the above constraints.</p>


LAM4 - Land off Bockhampton Road, Lambourn



Site Assessment undertaken by Bluestone Planning

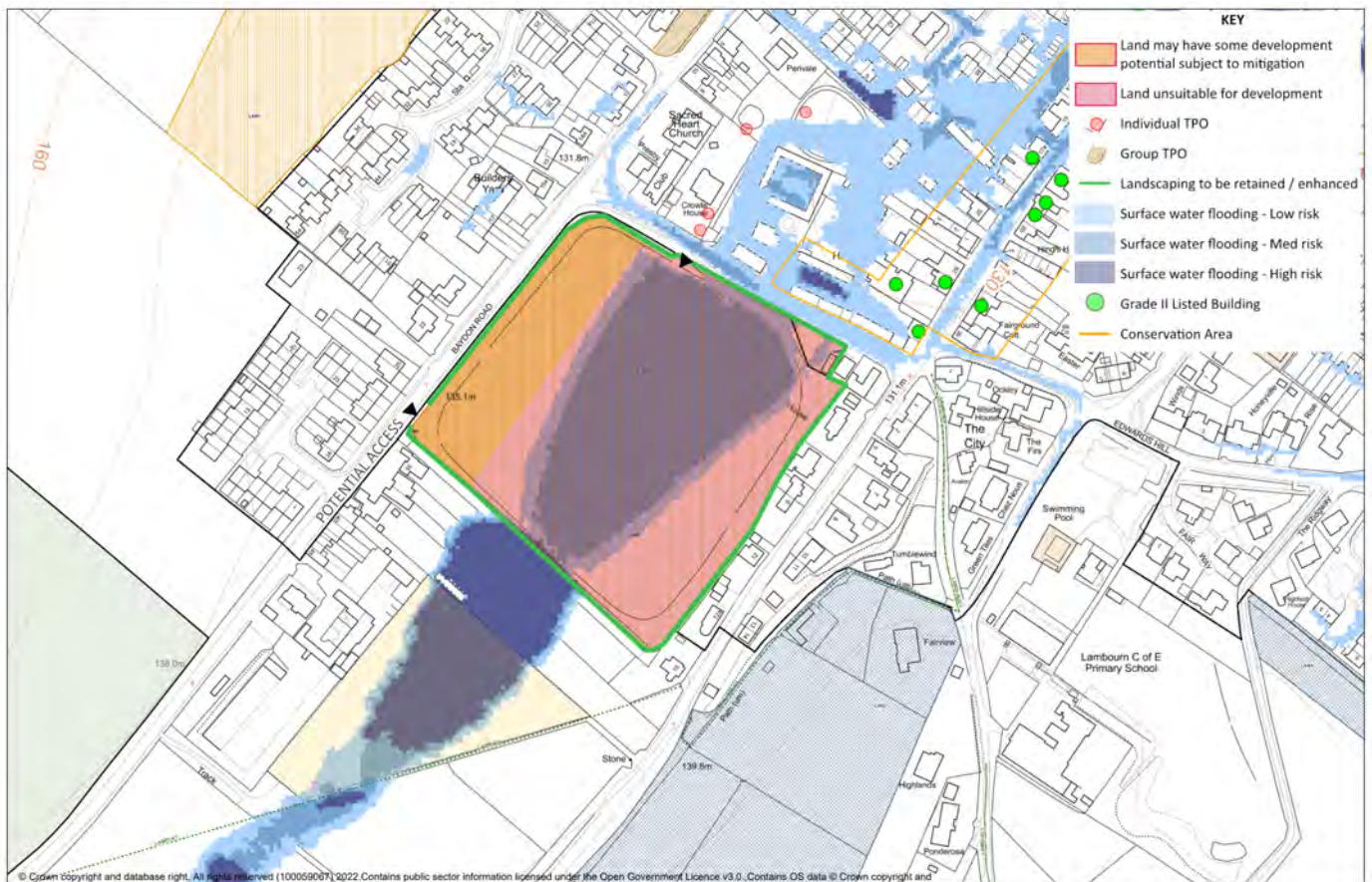
WBC	HELAA 2023 Comments
HELAA 2023 Assessment	Estimated Development Potential (Dwellings) - Up to 8 dwellings but known issues exist which may decrease this number
Available, Unsuitable and Not developable within the next 15 years	<p>The site is available (in single ownership and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Concern regarding potential impact on Special Area of Conservation.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - a Landscape Sensitivity Assessment (2011) concluded that development on the site would result in harm to the natural beauty of the AONB. Concern that suitable vehicular and pedestrian access could not be achieved, and the Council's Highways Team does not support the site.</p>

Site Assessment Conclusions Table

HELAA Ref. LAM5	Summary	
		
<p>Windsor House Stables Large Paddock Crowle Road, Lambourn</p>	<p>The site is a paddock for Windsor House Stables, but also used as overflow car park for local events. It was originally submitted to WBC as part of their Call for Sites where WBC considered the site could have a capacity for up to 37 dwellings and a play area.</p> <p>It is in a sustainable location with access to services and facilities.</p> <p>Although the site is associated with the racing industry, it is stated to be no longer in use or required. Further information would need to be verified in this regard such that it would not be a conflict with Local Plan policy.</p> <p>Most of the site lies within a Critical Drainage Area, and suffers from surface water flooding. As the map shows the central area is at high risk. In this regard residential development in this area is not considered acceptable. The current flood map does however leave areas which are unaffected and may have some suitability for development. This may include an area alongside Baydon Road. It should be noted however that flood maps are updated on a regular basis and the area which may be appropriate for future development could be subject to change. The latest flood maps prepared for WBC indicate a higher risk of flooding than currently shown on the assessment plans. In this regard further evidence would need to be provided to satisfy such concerns.</p> <p>Access could be potentially from Baydon Road, or more likely Crowle Road, although the latter may conflict with the likelihood of flooding in this area. The SFRA (2022) that was prepared on behalf of West Berkshire Council indicates that Crowle Road is at risk of groundwater flooding and access to the site could be restricted at times of surface water and groundwater flooding. The Baydon Road access may require removal of hedgerow and substantial junction works. Development which would result in the loss of the existing boundary vegetation could also have a negative impact on the AONB.</p>	


	<p>The site is enclosed by vegetation but due to the topography can be seen from a number of different public vantage points. Development would need to be carefully screened to ensure no harm in this context. Further landscape information is required.</p> <p>As the site lies adjacent to the Conservation Area, any development will need to ensure that is in keeping with the historic character of the area, provides a suitable setting and enables the significance of the heritage asset(s) to be preserved or enhanced.</p> <p>As with all sites in this area, there is a potential risk of harm to the River Lambourn SAC (particularly where there are groundwater concerns), which could be harmed by the allocation of additional housing. There is also a Good quality semi-improved grassland habitat to the south which could be impacted.</p> <p>Therefore, it is considered that some limited form of development (far reduced from the 37 units mentioned above) could be acceptable, subject to appropriate mitigation.</p>
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LAM5 - Windsor House Stables Large Paddock Crowle Road, Lambourn



Site Assessment undertaken by Bluestone Planning

<p>WBC</p> <p>HELAA 2023 Assessment</p>	<p>HELAA 2023 Comments</p> <p>Estimated Development Potential (Dwellings) - 37 dwellings. Promoter has suggested a lower number (33 dwellings), and this will be used as the estimated development potential.</p>
<p><i>Available, Unsuitable and Not developable within the next 15 years</i></p>	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - groundwater emergence modelling indicates that groundwater emergence is predicted to impact the whole site during a 1 in 30 year flood event and 1 in 100 year flood event</p>

Site Assessment Conclusions Table	
HELAA Ref. LAM7 and LAM9	Summary
	
<p>Land at Fairview, Greenways, Lambourn, Hungerford</p>	<p>This site has been put forward as two separate proposals LAM7 and LAM9.</p> <p>LAM7 covers the entire site as shown below and is submitted for 25 houses.</p> <p>LAM9 covers the first field only and is submitted for 12 houses.</p> <p>The site is located on Greenways which is a Public Right of Way and opposite the Primary School. In particular, the access to the site is at the convergence of Rights of Way LAMB/4/2, LAMB/4/1 to the north and Greenways road access leading to Edwards Hill.</p> <p>There are a number of issues, firstly the width of the carriageway around the access is narrow, with limited passing opportunities for vehicles. This is problematic for existing users and residents at present without further increase in traffic movements. This is further exacerbated by parking at the school, which causes significant issues around school hours.</p> <p>Secondly, there is a significant problem with potential conflict between pedestrians and vehicle users at the site entrance. The entrance is on a road bend and at a point where the Rights of Way converge. In this regard, many school children walk along the public footpaths and then into the school entrance. A new residential development would significantly increase vehicle movements in an already restricted area without safe access to the school.</p> <p>There is disagreement with WBC with regard to highways matters as due to the impact on the appearance and character of the area as well as the conflict with Public Rights of Way.</p>

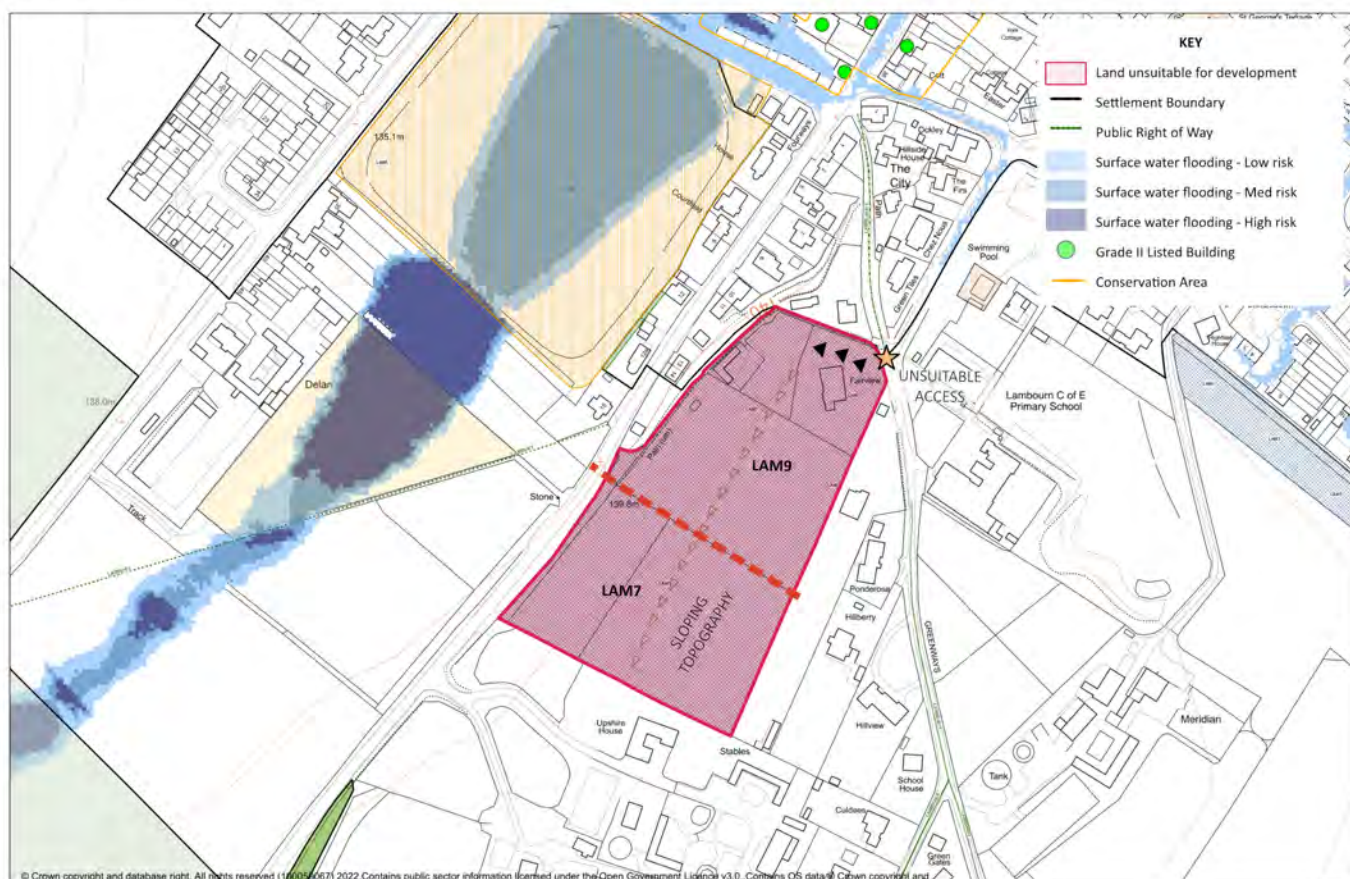
The site is also on rising topography and development of two storey housing would be visible from many public vantage points. Development in this part of the settlement would be considered likely to have an adverse impact on the AONB.

The site is also within a Critical Drainage Area and development would need to provide appropriate evidence that would suggest that development could be appropriate.

There is also potential for archaeology on this site and further work would need to be undertaken in this regard.

Some very limited residential development to replace the existing could be considered acceptable, but anything further would exacerbate existing issues as set out.

LAM7 - Land at Fairview, Greenways, Lambourn, Hungerford

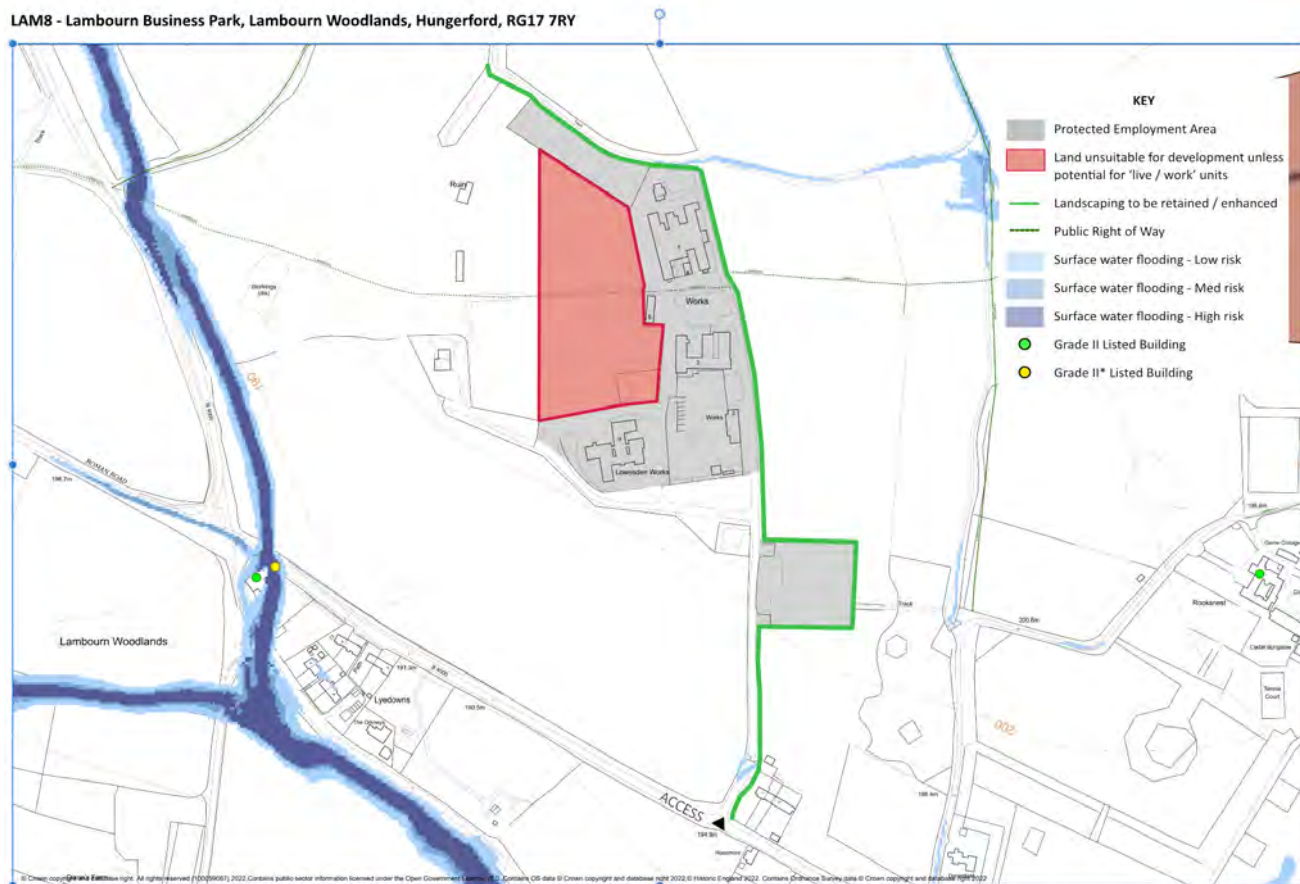


Site Assessment undertaken by Bluestone Planning

<p>WBC</p> <p>HELAA 2023 Assessment</p>	<p>HELAA 2023 Comments</p> <p>LAM7 - Estimated Development Potential (Dwellings) - Up to 34 dwellings but known issues exist which may reduce this number</p> <p>LAM9 - Estimated Development Potential (Dwellings) - Promoter has suggested a lower number (12 dwellings), and this will be used as the estimated development potential.</p>
<p>Available, Achievable and Potentially developable in part</p>	<p>The site is available (in single ownership and there is a promotional agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Groundwater emergence modelling indicates that the western part of the site was affected by flooding in 2014, and will be affected during a 1 in 100 year flood event.</p> <p>Development would be acceptable in landscape terms subject to mitigation measures. Access required from Greenways, however the road would need to be widened.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - 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.</p> <p>Ecological and desk-based archaeological surveys also required.</p>

Site Assessment Conclusions Table	
HELAA Ref. LAM8	Summary
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<p>Lambourn Business Park, Lambourn Woodlands, Hungerford, RG17 7RY</p>	<p>It should be noted that this is now a HELAA site for employment use. At the time of writing, the site also included residential use.</p> <p>The majority of the housing proposals suggested were on greenfield land some distance from services and facilities therefore this would not be a sustainable location. A very small brownfield area could be potentially be redeveloped, but only outside of the Protected Employment Area.</p> <p>There may be limited potential for 'live/ work' units as part of a wider masterplan approach for the employment uses. Should this be justified and provided that it is well contained by appropriate landscaping it is not likely to result in the visual intrusion of the AONB over and above the previous and current uses.</p> <p>Future development would need to be associated with compatible adjoining employment uses. General open market units are likely to be unsustainable without a need for this specific location.</p> <p>There is also potential for contamination issues from existing or previous uses on the site.</p> <p>A Public Right of Way crosses the site and future development would need to ensure that there is no adverse impact and seek to improve the experience for users.</p> <p>The site has a good access, but it is not in close proximity to any designated settlement and there are also no frequent bus services that pass through the area. This will result in development that is heavily reliant on the use of private vehicles.</p>

Therefore, it is considered that some limited form of development could be acceptable, subject to appropriate mitigation.



Site Assessment undertaken by Bluestone Planning

WBC HELAA 2023 Assessment	HELAA 2023 Comments
Available, Achievable and Potentially developable in part	<p>Site now relates to employment use only</p> <p>The site is available (in single ownership and is being marketed) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Landscape Assessment recommends that only part of the site is suitable.</p> <p>Development would be acceptable in landscape term subject to the mitigation measures outlined in a Landscape Sensitivity and Capacity Assessment. Further ecological surveys required.</p> <p>Unsustainable location - additional traffic would be resisted by the Council's Highways Team.</p>

Site Assessment Conclusions Table

HELAA Ref. -	Summary
	
<p>Kingwood House Stables, Lambourn Woodlands, Hungerford, RG17 7RS</p>	<p>The site is located some distance from the nearest settlement and the current bus service provision is insufficient for the site to be considered sustainable.</p> <p>The current access is a Public Right of Way through the wider area. There are no footways along the main road to provide a safe walking route into Lambourn.</p> <p>The details submitted set out that only a small part of the site has been proposed for residential use. This area currently forms part of the current racing yard. The remainder of the site is currently under a 5 year lease and would be available towards the end of 2027.</p> <p>Although the site is associated with the racing industry, it is stated to be no longer in use or required. Further information would need to be verified in this regard such that it would not be a conflict with Local Plan policy.</p> <p>Notwithstanding the above, this is a brownfield site surrounded by a number of dwellings largely associated with the racing business.</p> <p>As a standalone site of this scale it would be difficult to justify on sustainability grounds that the site would be appropriate for redevelopment for purely residential use. Although there may be some merit in the reuse of some of the buildings.</p> <p>Proposals will be subject to appropriate landscaping mitigation measures, which will ensure that local trees and vegetation is not eroded and the setting of the valued landscape is preserved.</p> <p>There is the potential that the remaining racing yard become available in the future. In which case this would be an entirely different and major scheme, which would need careful masterplanning. If the existing local bus could connect into the site, this could make it more</p>

	<p>viable, but given the above, this could not be delivered in the short term.</p> <p>The site has some potential merit in the conversion of existing buildings.</p>	
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LAMKHS - Kingwood House Stables, Lambourn



Site Assessment undertaken by Bluestone Planning

Site Assessment Conclusions Table

HELAA Ref. -	Summary	
		
Royal British Legion, Lambourn		




Capacity design drawing undertaken by Bluestone Planning

Site Assessment Conclusions Table	
HELAA Ref. -	Summary
Collingridge house and paddock, Lambourn	

WBC HELAA 2023 Assessment	HELAA 2023 Comments
	Not included

Site Assessment Conclusions Table

HELAA Ref. -	Summary
	<p>The site is located to the north of Lambourn and adjacent to Lynch Wood and the River Lambourn. The site has been allocated for up to 60 dwellings in the Housing Sites Allocations DPD since its adoption in May 2017.</p> <p>The developable area highlight in the HSA DPD is projected to primarily cover the majority of the site, with a landscape buffer to the north, east and west. Although the proposed buffer means 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), there is concern that this distance is insufficient to provide adequate protection. It should be noted however that Development will need to be informed by an Ecological Impact Assessment (EclA).</p> <p>The River Lambourn is designated as a SSSI and SAC. The site is located within its catchment area and future development will require to demonstrate that it is nutrient neutral.</p> <p>The site is located outside, but in close proximity to the Lambourn Conservation Area. Concerns for the potential of archaeological findings on site had previously been raised and further investigation would be necessary.</p> <p>The Strategic Flood Risk Assessment that was prepared by JBA consultants on 2022 for West Berkshire Council, concludes that 92% of the site is located within Flood Zone 1 and development should be directed towards this area. Further, it highlights that the site is at low risk from surface water flooding and moderate risk of groundwater flooding. The latter in particular may cause the developable area to be more limited.</p> <p>With regards to access, the site is proposed to be accessible from Lynch Lane. This access arrangement has been determined to be acceptable by the Highway Authority.</p> <p>Based on the information provided in the latest Annual Housing Monitor Report 2022 for West Berkshire Council, the number of dwellings promoted has increased from 60 to 100 units. The monitoring officer has previously commented that the developer / land owner of the site is actively engaging in pre-application meetings with officers from West Berkshire Council. It was reported that a planning application would be submitted in 2022. However, at the time of writing no planning application</p>

has been submitted. Given the passage of time and the lack of progress/agreement on numbers, it may be reasonable to conclude that the site will not be deliverable for the next five years.

It may also be concluded at Examination, that the developable area of the site should be revised in the future to take into account the above information and the total number of units proposed should be altered accordingly. Whilst it is not for the Neighbourhood Plan to amend a strategic allocation, the site has not yet been subject to Examination (at the time of writing). Changes may result given the proximity to the SAC and potential flood water issues, which differ to that of when the site was originally put forward in the HSA DPD.

Should the above take place, the number of the houses that would be discounted from this site, may need to be transferred into other potential sites allocated for housing development in this Neighbourhood Plan or to sites away from the River Lambourn SAC.

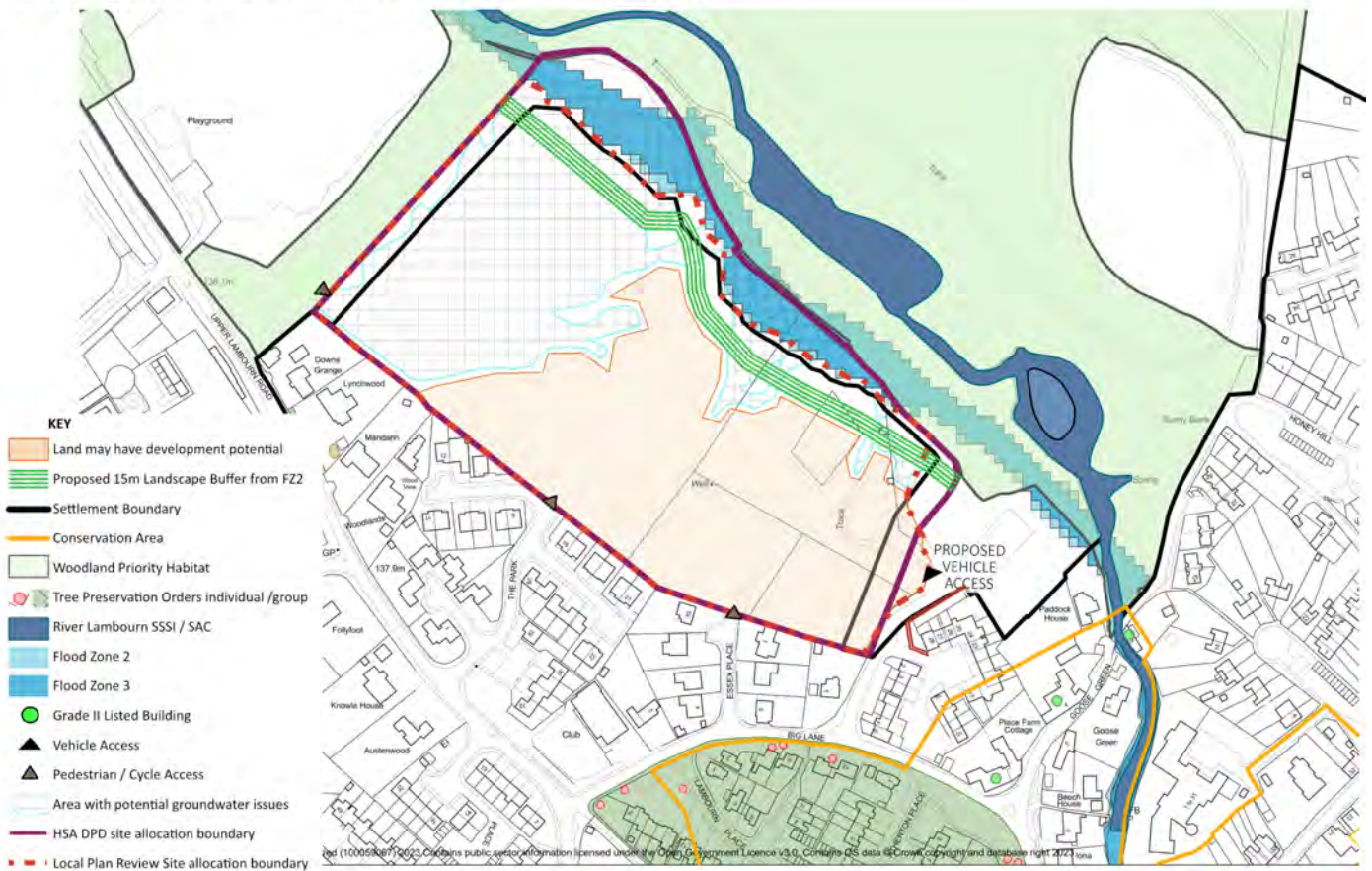
Site as proposed in the HSA DPD May 2017



Site as proposed in the Emerging Local Plan Review Consultation Draft Jan 2023

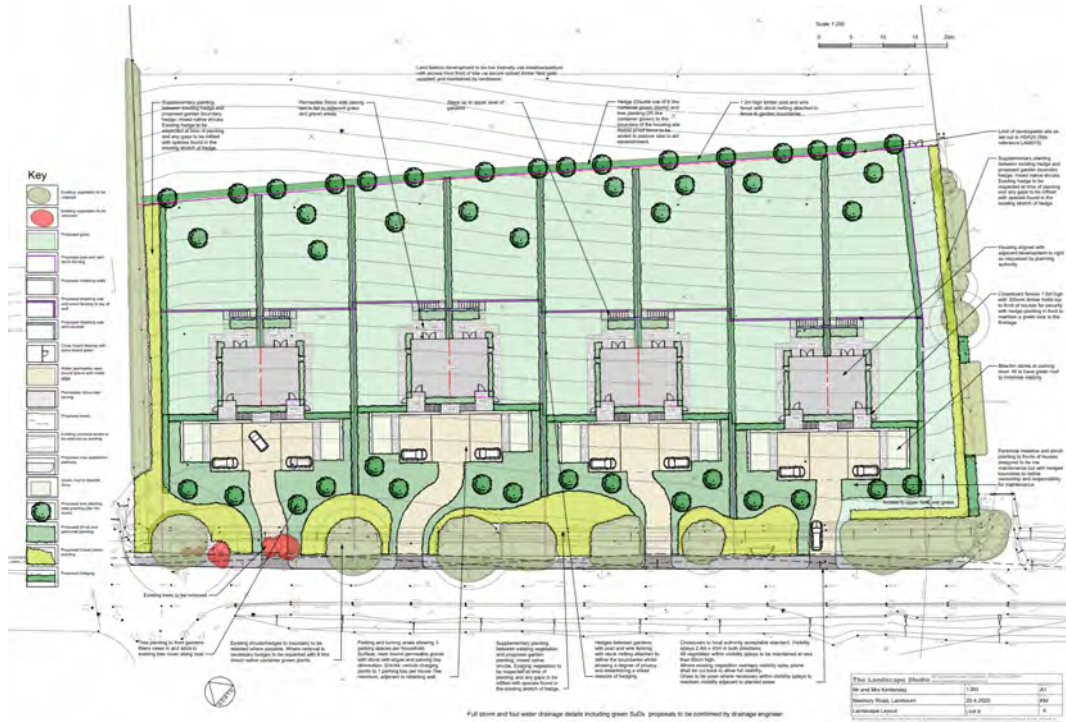


Land adjoining Lynch Lane, Lambourn - Site Ref: HAS DPD 20 / Local Plan Review Policy RSA 15



Site Assessment undertaken by Bluestone Planning

Site Assessment Conclusions Table	
HELAA Ref. -	Summary
Land at Newbury Road, Lambourn	<p>The site is located to the south eastern part of the settlement of Lambourn. It is accessible via Newbury Road and is surrounded by residential dwellings from the south west, north west and south east. The site has been allocated for up to 5 individually designed dwellings in the Housing Sites Allocations DPD (2017).</p> <p>The site lies within the catchment area of the River Lambourn, and it is accordingly considered that future development that proposes living accommodation on the site will need to demonstrate that it is nutrient neutral.</p> <p>The ground level of the site varies significantly, with the ground towards the south western edge of the site reaching approximately 130.0 m AOD and rising to approximately 140.0 m towards the north east. The LPA has clarified that only development to the southern part of the site will be considered acceptable and the northern part should remain undeveloped and act as a landscape buffer / garden that will preserve the rural character of the area.</p> <p>Future developments will need to be supported by a Landscape Visual Impact Assessment, to ensure that local views are protected and they have no overbearing effect to existing properties.</p> <p>It is considered that a linear, low density form of development would be most appropriate for this site.</p> <p>A planning application for the erection of 8 dwelling had previously been approved by the LPA in September 2021 on site. The site is currently subject to a further planning application for 5 detached dwellings. This was submitted in February 2022 and has yet to be determined.</p> <p>It is considered that the site could be developed for 8 units in line with the existing permission and thereby give an increase in units to that currently allocated.</p> <p>Alternatively, should the scheme for 5 units be permitted, the site will deliver housing in accordance with numbers set out in the HSA DPD.</p>



Scheme with Extant Permission Ref 20/00972/FULMAJ – Plan by The Landscape Studio



Scheme currently under consideration Ref 22/00277/FULMAJ – Plan by ACLA Ltd

6 CONCLUSIONS

- 6.1 This report was prepared to assess potential sites for residential development within Lambourn Parish. Sites were put forward by land owners and developers as suitable for housing development. These have been reviewed in relation to the call for sites that was previously undertaken by West Berkshire Council for their Housing and Economic Land Availability Assessment (HELAA) 2020, 2022 and the call for sites that was independently carried out by the Neighbourhood Development Plan Steering Group.
- 6.2 In this regard one or more small scale housing allocations may be required in the Neighbourhood Development Plan. Therefore, in order to inform the Lambourn NDP, all of the submitted sites have been assessed to understand whether or not they may have merit for a future housing allocation.
- 6.3 The report has been produced with regard to the emerging West Berkshire Local Plan Review 2022-2039. This document has not been subject to Examination and therefore any subsequent amendments to this Plan may have implications for a review of this site assessment document and any subsequent conclusions.
- 6.4 There were originally 9 separate sites (one with two options) identified by land owners and developers invited to demonstrate the most appropriate form of development for each site. Two additional sites that have been allocated in the West Berkshire Local Plan for housing development were also considered. This was done primarily to assess the current situation, as these sites have yet to be developed. One site was subsequently altered to an employment site, although the original assessment has still been included.
- 6.5 It should be noted that further sites may be added to this assessment arising from the public consultation process or the Local Plan Review. In such circumstances this document will be updated.
- 6.6 The following sites are considered to have some potential merit for development, subject to satisfactory resolution of the issues as highlighted. It should be noted however that further assessment may lead to the determination that constraints cannot be overcome. In particular the sites would have to demonstrate suitability with regard to Habitat Regulations and Water Quality Assessments: These sites include:
- LAM1 - Partial development of land between Folly Road, Rockfel Road & Stork House Drive, Lambourn
 - LAM2 - Land at Wantage Road & North Fields, Lambourn

- LAM5 – Partial development of land at Windsor House Stables Paddock, Crowle Road, Lambourn

6.7 The following sites are considered to have more limited potential for development, subject to satisfactory resolution of the issues as highlighted. The limited potential of these sites and / or the constraints may result in the determination that constraints cannot be overcome. In particular the sites would have to demonstrate suitability with regard to Habitat Regulations and Water Quality Assessments: These include the following:

- LAM 4 – Partial very limited development - Land off Bockhampton Road, Lambourn
- LAM8 – Limited provision for ‘live/work’ units to be justified at Lambourn Business Park, Lambourn Woodlands, Hungerford, RG17 7RY
- LAMKHS – Conversion of existing buildings - Kingwood House Stables, Lambourn Woodlands, Hungerford, RG17 7RS

6.8 With regards to the two sites that are proposed for allocation in the emerging Local Plan Review, these have also been assessed for completeness.

6.9 It is recommended that further work should be undertaken to consult with both the community and West Berkshire Council with regard to housing need in the Parish and the suitability of each site for this Neighbourhood Development Plan.

6.10 It should be noted that the assessment above does not lead to automatic inclusion of a site as a residential allocation in the Neighbourhood Development Plan. The purpose of this report is to highlight potential, which must be balanced with all other factors including public consultation.

6.11 The remaining sites are considered to be inappropriate for potential residential development at this time.

APPENDIX A – SITE ASSESSMENT DETAILS

Section 1: General Site Information

General Site Information	
Site Reference	LAM1
Site Name	
Site Address	Land between Folly Road, Rockfel Road/Bridleways & Stork House Drive, Lambourn
Size of Site (Hectares)	3.05
Is the site on previously developed land?	No
Existing use	Paddock
If vacant, what was the previous use of the land?	Paddock
What are the surrounding land uses?	Residential on all boundaries other than south west which is agricultural
Site planning history (previous or current planning permissions, applications, refusals)	No planning history
Is the site within the SHLAA?	Yes – LAM007
If yes, what is the site reference and site capacity?	24 dwellings



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input checked="" type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Floor Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
<p>Nature Conservation</p> <p>Would a housing development on this site potentially result in a significant adverse impact on nature conservation?</p>	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input checked="" type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input checked="" type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input checked="" type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site	<input checked="" type="checkbox"/>		
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input checked="" type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit req	<input checked="" type="checkbox"/>
Minerals and Waste	The site falls within a Minerals Preferred Area and/or Waste Preferred Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input checked="" type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop		Site visit and local knowledge	<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?		<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input checked="" type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input checked="" type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Unknown

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Unknown
Is/are the landowner(s) willing for their land to come forward for development?	Unknown
If so, do you have any written evidence to support this?	No
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	Unknown
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>40% of the site could be considered developable due to landscaping constraints.</p> <p>1.2 ha</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Up to 35 dwellings but known landscape capacity issues exist which are likely to decrease these numbers.</p>
<i>Infrastructure requirements</i>	
Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	
Highways	Yes
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	<p>Suitable for development, subject to appropriate mitigation measures</p>

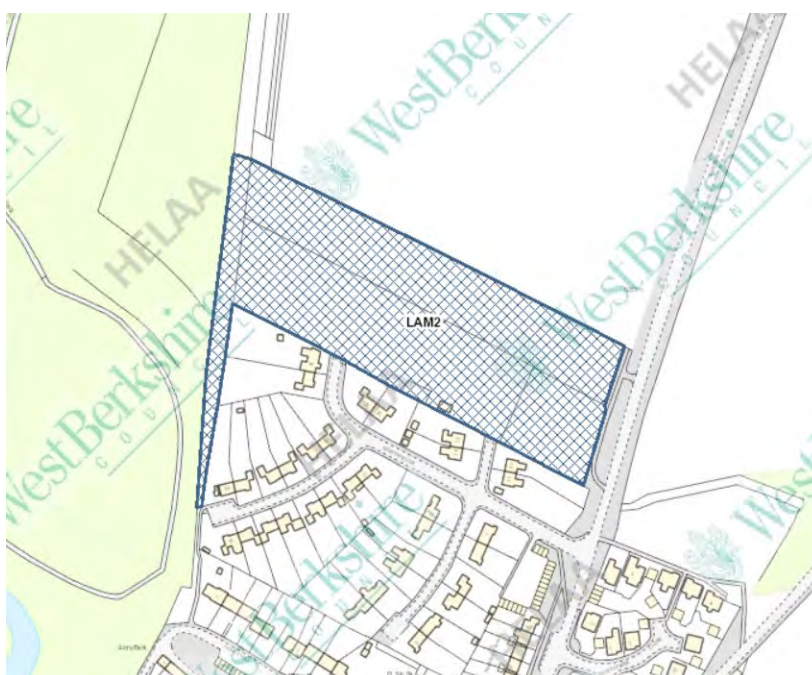
Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	35	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located outside the designated settlement boundary and within the AONB. A future proposal would need to demonstrate that it would not have an adverse impact on the setting of the valued landscape and of the local character of the area. Due to the prominent location of the site towards the open countryside, a high-quality landscaping scheme will need to be provided to justify any development in that area.</p> <p>In addition, the site is located to close proximity to the River Lambourn SPA, and therefore a future proposal would need to demonstrate that it is nutrient neutral. Part of the south western part of the site would need to be provided as open space / wildlife corridor to preserve the openness of the local area. This could be considered as an appropriate mitigation solution.</p> <p>There are also a number of trees to the north-west boundary of the site, which are under a Tree Preservation Order. An assessment would be required to determine their value and how they will be protected from potential harm.</p> <p>The site is also known to have a high potential for Archaeological findings, and accordingly a survey would be required to be undertaken.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>A full affordable housing scheme could be appropriate, provided that there is a proven housing need for affordable units.</p> <p>Market housing schemes could also be viable, subject to the allocation of the site as part of a Local Plan Review or Neighbourhood Plan.</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Appropriate landscaping scheme, nutrient neutrality mitigation and enhancements, ecological mitigations, adequate measures to protect valued trees during construction, archaeological survey</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAM2
Site Name	
Site Address	Land at Wantage Road & North Fields, Lambourn
Size of Site (Hectares)	1.8
Is the site on previously developed land?	No
Existing use	Paddock
If vacant, what was the previous use of the land?	Paddock
What are the surrounding land uses?	Edge of settlement
Site planning history (previous or current planning permissions, applications, refusals)	07/01608/OUTD Nine affordable, sustainable houses – with local occupancy constraints. Refused 26 th Oct 2007 08/00967/OUTD Nine affordable sustainable houses with local occupancy restriction. Refused 12 th Aug 2008
Is the site within the SHLAA?	Yes – LAM006
If yes, what is the site reference and site capacity?	No indicative capacity was provided in the SHLAA.



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Floor Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
<p>Nature Conservation</p> <p>Would a housing development on this site potentially result in a significant adverse impact on nature conservation?</p>	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input checked="" type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is a PRoW adjacent to the site			<input checked="" type="checkbox"/>
	There is no PRoW on, or adjacent to, the site			<input type="checkbox"/>
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input checked="" type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input checked="" type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit	<input type="checkbox"/>
Minerals and Waste	The site falls within a Minerals and Waste Consultation Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input checked="" type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input checked="" type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy		<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan		Desktop – West Berks Local Plan	<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with		<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure		Site visit; local knowledge	<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Unknown

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Unknown
Is/are the landowner(s) willing for their land to come forward for development?	Unknown
If so, do you have any written evidence to support this?	No
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	Unknown
Any other comments on availability?	No

Section 4: Achievability

Achievability	
Estimate the developable area of the site:	25%-50%
Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?	Potentially only the part of the site that is located adjacent to Wantage Road could be developed. This is to ensure that the setting of the landscape and the existing settlement pattern is preserved
If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.	0.45 ha
Estimate how many houses could be accommodated on the site:	7-14 dwellings but known issues exist which may decrease this number
As a guide, use an estimated density of 30 dwellings per hectare.	
<i>Infrastructure requirements</i>	
Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	
Highways	Yes
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
Is the site viable for development?	
Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?	Suitable for development, subject to appropriate mitigation measures

Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	0	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located outside the designated settlement boundary and within the AONB. A future development would need to demonstrate a high-quality proposal with an appropriate landscaping scheme, which will demonstrate how the setting of the AONB will be preserved.</p> <p>In addition, it is located in close proximity to the River Lambourn SPA and any development would need to demonstrate that it is nutrient neutral and will not increase the number of nitrates entering the river. The northern part of the site could be used as part of the mitigation provisions that will be provided to ensure that the development is nutrient neutral.</p> <p>There is also high archaeological potential to the north of the site, and therefore appropriate surveys would be required.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>A full affordable housing scheme could potentially be considered acceptable as a proposal, provided that there is a need for affordable housing units in the area.</p> <p>The site may also be appropriate for a small scale open market housing scheme.</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Appropriate landscaping scheme, adequate surface and foul water proposals, nutrient neutrality mitigations</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAM3
Site Name	
Site Address	Land South of Old Station Yard, Off Coppington Gardens, Lambourn
Size of Site (Hectares)	0.44
Is the site on previously developed land?	No
Existing use	Equestrian, pasture, paddock
If vacant, what was the previous use of the land?	Equestrian, paddock
What are the surrounding land uses?	Equestrian, pasture or paddock to south, residential to north east and north west. Agricultural/paddock to south east
Site planning history (previous or current planning permissions, applications, refusals)	No relevant planning applications
Is the site within the SHLAA? If yes, what is the site reference and site capacity?	Yes - LAM002A The site was part of a larger site, which incorporated the current proposed site and land to the south. This site is a revised smaller site. No indicative capacity was provided in the SHLAA.



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Flood Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
<p>Nature Conservation</p> <p>Would a housing development on this site potentially result in a significant adverse impact on nature conservation?</p>	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input checked="" type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input checked="" type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is a PRoW adjacent to the site			<input checked="" type="checkbox"/>
	There is no PRoW on, or adjacent to, the site			<input type="checkbox"/>
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input checked="" type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input checked="" type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect te site		Ste visit and local knowledge	<input type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input checked="" type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit	<input type="checkbox"/>
Minerals and Waste	The site falls within a Minerals and Waste Consultation Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input checked="" type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input checked="" type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Unknown

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Unknown
Is/are the landowner(s) willing for their land to come forward for development?	Unknown
If so, do you have any written evidence to support this?	No
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	Site is associated with equestrian business. It is understood that there may be covenants in effect, which restricts future development on site.
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>There appears to be no appropriate access that could be created or utilised which would meet highway requirements, and therefore it is considered that the site has poor development potential.</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Not applicable</p>
<i>Infrastructure requirements</i>	
<p>Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways	No
Water Supply	Yes, subject to investigation
Sewerage	Yes, subject to investigation
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	<p>Not suitable</p>

Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	0	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located outside the designated settlement boundary and within the AONB. Any development would be subject to an appropriate landscape visual impact assessment, which will demonstrate that the proposed scheme will not have an adverse effect on the setting of the AONB and the settlement.</p> <p>The site is also located in close proximity to the River Lambourn SPA, and therefore appropriate mitigation and enhancement measures will need to be provided to ensure that the proposed scheme is nutrient neutral. Due to the size of the site, it is considered that appropriate mitigation measures will need to be provided off-site.</p> <p>Furthermore, the site is located in a Critical Drainage Area, where there is high risk of surface water flooding and the ground conditions are not appropriate for infiltration methods. Therefore, it is considered that the location is unsustainable for residential development.</p> <p>Furthermore, the Highway Authority had previously made clear that appropriate access to the site could not be achieved.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>A small scale proposal consisting of full affordable housing units could be considered acceptable, subject to the provision of a housing needs assessment.</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Ecological and Landscaping mitigations, Nutrient Neutrality mitigation and enhancement strategies, travel assessment and appropriate visibility splays, junction design.</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAM4
Site Name	
Site Address	Land off Bockhampton Road, Lambourn
Size of Site (Hectares)	0.68
Is the site on previously developed land?	No
Existing use	Paddock
If vacant, what was the previous use of the land?	Paddock
What are the surrounding land uses?	Housing to the south west and north east, sports field to the north, commercial uses and open fields to the south
Site planning history (previous or current planning permissions, applications, refusals)	No relevant planning applications
Is the site within the SHLAA?	Yes - LAM003
If yes, what is the site reference and site capacity?	No indicative capacity was provided in the SHLAA.



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Flood Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
Nature Conservation Would a housing development on this site potentially result in a significant adverse impact on nature conservation?	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input checked="" type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input checked="" type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input checked="" type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site			<input type="checkbox"/>
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input checked="" type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect te site		Ste visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input checked="" type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit	<input type="checkbox"/>
Minerals and Waste	The site falls within a Minerals and Waste Consultation Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input checked="" type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input checked="" type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Unknown

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Unknown
Is/are the landowner(s) willing for their land to come forward for development?	Unknown
If so, do you have any written evidence to support this?	No
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	Unknown
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>The site is considered to have limited developable space. This may preclude any development due to landscaping, PRow, flooding, heritage, ecological and access constraints.</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Not applicable</p>
<i>Infrastructure requirements</i>	
Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	
Highways	No
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	<p>Not suitable</p>

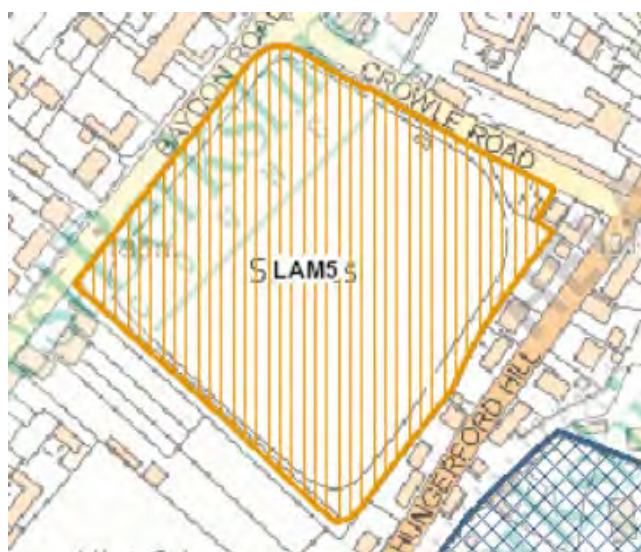
Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	0	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located outside the designated settlement boundary and within the AONB. Any type of development will need to demonstrate that it will not have an unacceptable harm to the settlement pattern and setting of the AONB. It is located in a prominent location and therefore it is considered that it would likely have a considerable impact on the local environment.</p> <p>The site is also located adjacent to the River Lambourn SPA. Development proposals will need to demonstrate that they are nutrient neutral. Due to the close proximity to the River, it is considered unlikely that mitigation measures could be achieved on site. Therefore, off-site mitigations will be required.</p> <p>The Highway Authority had previously stated that an appropriate access could not be accommodated from Bockhampton Road, because adequate visibility splays could not be achieved.</p> <p>The site is located outside the Conservation Area, but it is within 100m distance from two Grade II listed buildings and a Scheduled Monument. Any proposal will require to ensure that the setting of the designated heritage assets is preserved.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>Small scale housing – affordable or similar as the proposal would need to outweigh the harm to landscape and significance of heritage setting.</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Ecological, Landscaping and Heritage mitigation, travel assessment and appropriate design of visibility splays, off site mitigation measures to ensure Nutrient Neutrality.</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAM5
Site Name	
Site Address	Windsor House Stables Large Paddock Crowle Road, Lambourn
Size of Site (Hectares)	3.07
Is the site on previously developed land?	No
Existing use	Paddock but also used as overflow car park for local events
If vacant, what was the previous use of the land?	Paddock
What are the surrounding land uses?	Equestrian and commercial uses to the north east, residential uses to the north west, commercial uses to the east and commercial uses and an allotment to the south west.
Site planning history (previous or current planning permissions, applications, refusals)	21/01896/MDOPO Modification of Planning Obligation on Approved Application 79/11051/ADD - To discharge Clause 2 of the s.52 (now S106) agreement dated 3 August 1979. This application is made under Section 106A of the Town and Country Planning Act. – Withdrawn 25 th Oct 2021
Is the site within the SHLAA?	Yes LAM013
If yes, what is the site reference and site capacity?	42 dwellings



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Flood Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
<p>Nature Conservation</p> <p>Would a housing development on this site potentially result in a significant adverse impact on nature conservation?</p>	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input checked="" type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input checked="" type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input checked="" type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site			<input checked="" type="checkbox"/>
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input checked="" type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect te site		Ste visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input checked="" type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit	<input type="checkbox"/>
Minerals and Waste	The site falls within a Minerals and Waste Consultation Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input checked="" type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input checked="" type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Unknown

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Unknown
Is/are the landowner(s) willing for their land to come forward for development?	Unknown
If so, do you have any written evidence to support this?	No
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	Land is associated with Equestrian business. Land may be subject to a Covenant / legal agreement restricting development.
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>Up to 50% of the site could be developed. Depending on flooding conditions.</p> <p>1.5 ha</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>35 dwellings (although likely significantly less)</p>
<i>Infrastructure requirements</i>	
<p>Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways	Yes
Water Supply	Yes, subject to investigation
Sewerage	Yes, subject to investigation
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	<p>Suitable for development, subject to investigation and appropriate mitigation measures</p>

Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	25	10	0

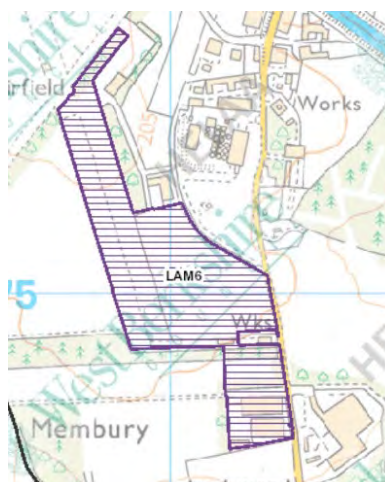
Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located outside, but adjacent to the designated settlement boundary and within the AONB. A future proposal will need to provide sufficient evidence, which will demonstrate that it will not have an unacceptable harm to the setting of the AONB.</p> <p>The site appears to have good access and it is also surrounded by development from all sides.</p> <p>Furthermore, it lies adjacent to the Conservation Area and within 100m of a number of Grade II listed buildings. Any type of development will need to ensure that it will not have an unacceptable effect to the setting of either the conservation area or the designated heritage assets. The paddocks have historic connection to the racing stables and ceasing this use would need investigation due to local plan policies supporting the race horse industry. In addition, there could be covenants / legal agreements affecting the site and restricting it from being redeveloped.</p> <p>The site also lies in a Critical Drainage Area and adequate information will need to be provided to demonstrate that residential development on site could be achieved.</p> <p>The site is located in close proximity to the River Lambourn SPA, and therefore any future proposal will need to provide evidence in this regard</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>Small scale open market housing – with mix of affordable or similar as the proposal would need to outweigh the harm to landscape and significance of heritage setting.</p>

If judged to be suitable, what mitigation would be required to make the site properly suitable for development?	Resolve drainage issues, provide appropriate Nutrient Neutrality mitigations
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Section 1: General Site Information

General Site Information	
Site Reference	LAM6
Site Name	
Site Address	Land west of Ramsbury Road, Walker Logistics Holding Ltd, Membury, Lambourn Woodlands
Size of Site (Hectares)	14.5
Is the site on previously developed land?	Yes
Existing use	Employment
If vacant, what was the previous use of the land?	Employment
What are the surrounding land uses?	Commercial uses associated with the Membury employment land, agricultural fields and woodland.
Site planning history (previous or current planning permissions, applications, refusals)	17/01175/SCREEN EIA Screening Opinion. 19/01123SCREEN EIA Screening Opinion made under Reg. 6 of Town and Country Planning (EIA) Regulations 2017 (as amended). Screening sought for construction of a warehousing, storage and distribution facility with ancillary office. Council DM Officer did not consider the proposal to be EIA development within the meaning of the Regulations.
Is the site within the SHLAA?	No
If yes, what is the site reference and site capacity?	



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Floor Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input checked="" type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
Nature Conservation Would a housing development on this site potentially result in a significant adverse impact on nature conservation?	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input checked="" type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input type="checkbox"/>
	Grade 3a			<input type="checkbox"/>
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified	<input checked="" type="checkbox"/>		
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input checked="" type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site			<input checked="" type="checkbox"/>
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input checked="" type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect te site		Ste visit and local knowledge	<input type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input checked="" type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit	<input type="checkbox"/>
Minerals and Waste	The site falls within a Minerals and Waste Consultation Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input checked="" type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input checked="" type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input checked="" type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Unknown

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Unknown
Is/are the landowner(s) willing for their land to come forward for development?	Unknown
If so, do you have any written evidence to support this?	No
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	Unknown
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>No development potential for housing due to location and surrounding amenity issues, proximity from any designated settlement and AONB constraints.</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Not applicable</p>
<i>Infrastructure requirements</i>	
<p>Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways	No
Water Supply	No
Sewerage	No
Gas supply	No
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	<p>Not suitable</p>

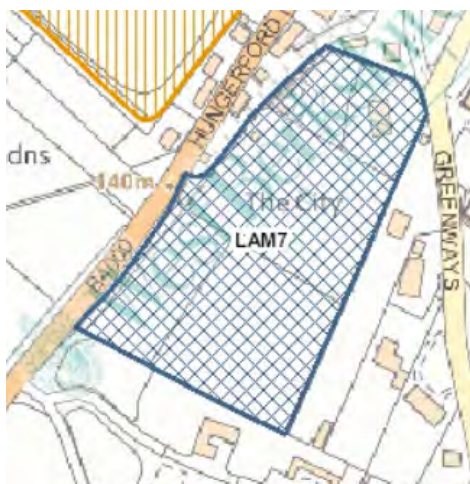
Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	0	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
What are the reasons behind your assessment?	<p>Residential development will have an unacceptable harm to the setting of the AONB and the local character of the rural area.</p> <p>The site is located in an unsustainable location due to its isolated location and distance from any designated settlements within the parish.</p> <p>It also lies adjacent to the Membury employment area, which is protected in the Local Plan and it is considered that it would be unlikely to protect the residential amenity of any future residents in the area.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>Employment uses – although it should be noted that uses generation significant traffic movements in this area such as distribution centres are likely to be incompatible with the limitations of the highway network.</p>
If judged to be suitable, what mitigation would be required to make the site properly suitable for development?	<p>Landscaping measures to protect the AONB.</p> <p>Measures to protect residential amenity</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAM7 / LAM9
Site Name	
Site Address	Land at Fairview, Greenways, Lambourn, Hungerford
Size of Site (Hectares)	2.28
Is the site on previously developed land?	Mix of PDL and GF
Existing use	Residential dwelling and garden, paddock, and grassland
If vacant, what was the previous use of the land?	Residential garden and paddock
What are the surrounding land uses?	Residential
Site planning history (previous or current planning permissions, applications, refusals)	<p>There are no relevant planning applications for the southern part of the site. The recorded planning history for the northern part of the site is the following:</p> <p>75/02654/ADD – Erection of two bungalows. Permission refused 27/05/1975</p> <p>77/06486/ADD – Erection of a bungalow and garage. Permission granted 18/07/1977</p> <p>81/16324/ADD – Detached residential dwelling. Permission refused 10/02/1982</p>
Is the site within the SHLAA?	Yes - LAM0009
If yes, what is the site reference and site capacity?	The site now comprises a larger area, as it includes the land to the north east.



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Flood Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>	
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>	
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>	
	The site provides an area of green space between settlements			<input type="checkbox"/>	
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement		Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>	
<p>Nature Conservation</p> <p>Would a housing development on this site potentially result in a significant adverse impact on nature conservation?</p>	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>	
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>	
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England			<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist			<input type="checkbox"/>
	Site contains habitats or features which may	Would require site			<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input checked="" type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is a PRoW adjacent to the site			<input checked="" type="checkbox"/>
	There is no PRoW on, or adjacent to, the site			<input type="checkbox"/>
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input checked="" type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit	<input checked="" type="checkbox"/>
Minerals and Waste	The site falls within a Minerals and Waste Consultation Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input checked="" type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input checked="" type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy		<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan		Desktop – West Berks Local Plan	<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with		<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure		Site visit; local knowledge	<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Unknown

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Unknown
Is/are the landowner(s) willing for their land to come forward for development?	Unknown
If so, do you have any written evidence to support this?	No
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	Unknown
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>Only the northern part of the site, which can be considered as PDL, could be developed.</p> <p>Due to topography and other constraints including safe access, development of the remainder of the site is unlikely to be appropriate</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Limited replacement housing on previously developed land.</p>
<i>Infrastructure requirements</i>	
<p>Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways	Yes, subject to investigation
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	<p>Part of the site is considered to be suitable for development</p>

Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	0	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located within the AONB and outside, but adjacent the designated settlement boundary. However, the northern part of the site consists of previously developed land and its redevelopment could be considered appropriate.</p> <p>The remainder of the site is considered to have limited to no development potential, due to topography constraints and the lack of safe and appropriate access.</p> <p>The site is also within a Critical Drainage Area and adequate investigation will need to be undertaken to prove that larger residential development on site could be achieved.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>A small scale full affordable housing scheme could be considered acceptable, subject to appropriate mitigations and evidence that would justify the need.</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Landscaping and Nutrient Neutrality mitigations, travel assessment, investigation for potential archaeological remains</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAM8
Site Name	
Site Address	Lambourn Business Park, Lambourn Woodlands, Hungerford, RG17 7RY
Size of Site (Hectares)	6.27
Is the site on previously developed land?	PDL
Existing use	Employment
If vacant, what was the previous use of the land?	Employment
What are the surrounding land uses?	Agriculture land and woodland
Site planning history (previous or current planning permissions, applications, refusals)	All previous recorded planning applications are in relation to proposals associated with the site's employments use.
Is the site within the SHLAA?	None
If yes, what is the site reference and site capacity?	



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Flood Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
<p>Nature Conservation</p> <p>Would a housing development on this site potentially result in a significant adverse impact on nature conservation?</p>	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input checked="" type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input checked="" type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input checked="" type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site			<input type="checkbox"/>
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input checked="" type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer	Desktop – Building Record; and site visit	<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input checked="" type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment	Site visit	<input type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging			<input checked="" type="checkbox"/>
Minerals and Waste	The site falls within a Minerals and Waste Consultation Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input checked="" type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives	Desktop – mapping (Proposals Map)	<input checked="" type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc		<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input checked="" type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input checked="" type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Unknown

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Unknown
Is/are the landowner(s) willing for their land to come forward for development?	Unknown
If so, do you have any written evidence to support this?	No
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	Unknown
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	Limited The site is in part a protected employment area (Lowesdon works) and located at a relatively remote location within the open countryside and not in close proximity to any local services or facilities.
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	Not applicable
<i>Infrastructure requirements</i>	
Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	
Highways	Yes
Water Supply	No
Sewerage	No
Gas supply	No
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	Not suitable for development

Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	0	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
What are the reasons behind your assessment?	The site is located within the AONB and far away from any designated settlement. It is also designated as an Employment Area, and therefore residential uses are not generally supported in the Local Plan, unless substantial evidence can be provided to justify a future proposal. Furthermore, the loss of employment land could have a negative impact on the local economy, and accordingly it is considered that development in that area would not be sustainable.
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	Employment uses comprising offices and warehouses
If judged to be suitable, what mitigation would be required to make the site properly suitable for development?	Appropriate landscaping scheme, investigation for archaeological findings in the area

Section 1: General Site Information

General Site Information	
Site Reference	LAMKHS
Site Name	
Site Address	Kingwood House Stables, Lambourn Woodlands, Hungerford, RG17 7RS
Size of Site (Hectares)	1.02
Is the site on previously developed land?	Yes
Existing use	Equine Stabling
If vacant, what was the previous use of the land?	Equine Stabling
What are the surrounding land uses?	Agricultural reservoir used to water Farncombe Gallops to the north, hostel and residential accommodation to the east, 58 stables, horsewalker, gallops, covered canter, exercise barn, office, residential property & ancillary buildings to the south and woodland and the start of 8 furlong gallops to the west
Site planning history (previous or current planning permissions, applications, refusals)	Racing Stables 01/00309/FUL, Covered Horse Walker 99/54669/ADD, covered lunge ring 99/56323/FUL, Racing stables 99/55315/FUL, Additional office 98/53296/FUL, Winter water storage reservoir for irrigation purposes 92/41727/ADD
Is the site within the SHLAA? If yes, what is the site reference and site capacity?	No



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Flood Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
<p>Nature Conservation</p> <p>Would a housing development on this site potentially result in a significant adverse impact on nature conservation?</p>	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input checked="" type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified	<input checked="" type="checkbox"/>		
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input checked="" type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input checked="" type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site	<input type="checkbox"/>		
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input type="checkbox"/>
	The site lies within a designated Historic Park or Garden		<input type="checkbox"/>	
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input checked="" type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment	Site visit	<input type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging			<input checked="" type="checkbox"/>
Minerals and Waste	The site falls within a Minerals Preferred Area and/or Waste Preferred Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc		<input checked="" type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop		Site visit and local knowledge	<input checked="" type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?		<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input checked="" type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Single

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Yes
Is/are the landowner(s) willing for their land to come forward for development?	Yes
If so, do you have any written evidence to support this?	Yes (Call for sites)
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	The site is part of a 5 year lease, and therefore would not be available until 2027
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>The wider area measures 31.8 ha, but only 1.02 ha is brought forward for development</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Up to 30 units. Potentially more if further land is made available at a later date</p>
<i>Infrastructure requirements</i>	
Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	
Highways	Yes
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	<p>Suitable for development, subject to appropriate mitigation measures</p>

Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?		30	0

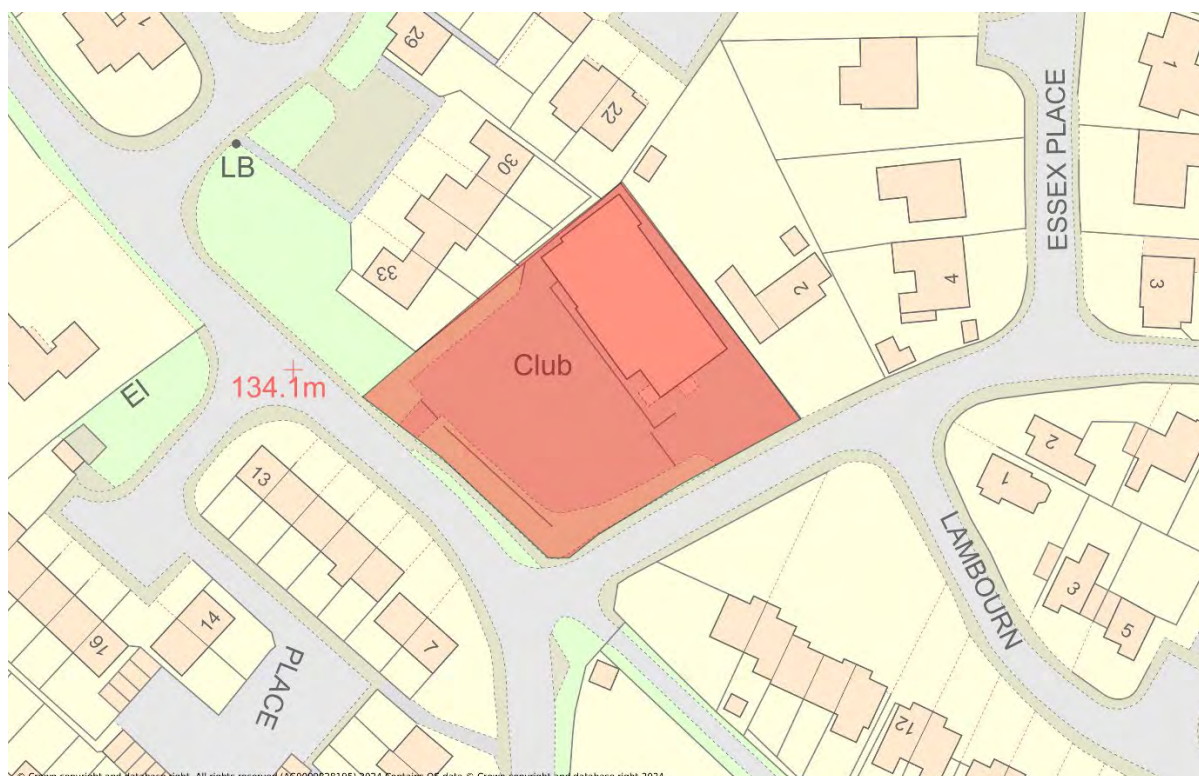
Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located outside the designated settlement boundary and within the AONB. A future proposal would need to demonstrate that it would not have an adverse impact on the setting of the valued landscape and of the local character of the area.</p> <p>The site can be classified as previously developed land, and therefore residential development could be considered acceptable in principle.</p> <p>There site is served by few bus services, which results in accessibility concerns. In addition, the main access also serves as a PRoW and future design options will need to demonstrate how this will be integrated in the layout.</p> <p>Even though sustainability issues have been identified, it is considered that the conversion of existing buildings for housing is likely to be appropriate.</p> <p>Should wider redevelopment of the area be an option this could lead to a significant housing development in the countryside. In this regard community facilities and public transport would be required to ensure that development is not car dependent.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>An affordable housing scheme is unlikely to be considered acceptable due to lack of public transport and accessibility to services and facilities.</p> <p>Open market housing conversions May be appropriate</p> <p>Further equestrian or other compatible commercial development could also be considered to be a viable option at this location, subject to appropriate mitigation measures.</p>

If judged to be suitable, what mitigation would be required to make the site properly suitable for development?	Appropriate landscaping scheme, ecological mitigations, adequate measures to protect trees, which were identified as significant, during construction
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Section 1: General Site Information

General Site Information	
Site Reference	LAMRBL
Site Name	
Site Address	Royal British Legion Club, Upper Lambourn Road, Lambourn RG17 8QD
Size of Site (Hectares)	0.23
Is the site on previously developed land?	Yes
Existing use	Brownfield - Vacant
If vacant, what was the previous use of the land?	Community Facility
What are the surrounding land uses?	Residential
Site planning history (previous or current planning permissions, applications, refusals)	78/08286/ADD – Formation of new entrance to the site
Is the site within the SHLAA?	No
If yes, what is the site reference and site capacity?	



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Floor Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
Nature Conservation Would a housing development on this site potentially result in a significant adverse impact on nature conservation?	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input checked="" type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site			<input checked="" type="checkbox"/>
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input checked="" type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment	Site visit	<input type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging			<input checked="" type="checkbox"/>
Minerals and Waste	The site falls within a Minerals Preferred Area and/or Waste Preferred Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc		<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input checked="" type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop		Site visit and local knowledge	<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?		<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input checked="" type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input checked="" type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Single

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Yes
Is/are the landowner(s) willing for their land to come forward for development?	Yes
If so, do you have any written evidence to support this?	Yes (Call for Sites form)
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	No
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	0.23ha
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	Up 14 units.
<i>Infrastructure requirements</i>	
Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	
Highways	Yes
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	Suitable for development, subject to appropriate mitigation measures

Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	14	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is previously developed land and wholly located within the designated settlement boundary and adjacent to the Conservation area. A future proposal would need to demonstrate that it would not have an adverse impact on the setting of the Conservation Area and of the local character of the area.</p> <p>The site is also located within 1km from the River Lambourn SPA. Development proposals will need to demonstrate that they are nutrient neutral.</p> <p>The site is also located within 200m distance from a number of heritage assets. Proposal may require to ensure that the setting of the designated heritage assets is preserved.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>Full residential development. Potential for specialist small units to meet the local housing need for the Parish</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Appropriate soft and hard landscaping scheme, adequate surface and foul water drainage strategy and appropriate nutrient mitigation strategy</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAMCFP
Site Name	
Site Address	Collingridge House and Paddock, Oxford Street, Lambourn RG17 8XT
Size of Site (Hectares)	0.99
Is the site on previously developed land?	Part of site is PDL
Existing use	Residential and Agricultural
If vacant, what was the previous use of the land?	Residential and Agricultural
What are the surrounding land uses?	Residential
Site planning history (previous or current planning permissions, applications, refusals)	83/20683/ADD – Conversion of existing hay barn into staff accommodation 83/20720/LBC – Conversion of existing hay barn into staff accommodation 21/00223/OUTMAJ – Outline planning application with all matters reserved except access and layout for residential development for the use of people connected to the horse racing industry, comprising approximately 24 apartments, a Young Persons Residence and associated development. Matters to be considered: Access and Layout.
Is the site within the SHLAA? If yes, what is the site reference and site capacity?	No



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Floor Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input checked="" type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input checked="" type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
Nature Conservation Would a housing development on this site potentially result in a significant adverse impact on nature conservation?	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified			<input type="checkbox"/>
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input checked="" type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		☒
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	☐
	There is a PRoW on the site			☐
	There is no PRoW adjacent to the site			☐
	There is no PRoW on, or adjacent to, the site			☒
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	☐
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	☐
	The site lies within a designated Historic Park or Garden			☐
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	☒
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	☐
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		☒

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit	<input checked="" type="checkbox"/>
Minerals and Waste	The site falls within a Minerals Preferred Area and/or Waste Preferred Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input checked="" type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input checked="" type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Single

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	Yes
Is/are the landowner(s) willing for their land to come forward for development?	Yes
If so, do you have any written evidence to support this?	Yes (Call for Sites form)
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	No
Any other comments on availability?	No

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>The wider area measures 0.99 ha, but only 0.63 ha have been determined to be developable due to flood risk concerns.</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Up 7 units</p>
<i>Infrastructure requirements</i>	
Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	
Highways	Yes
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be offset by the type of proposed development?</p>	<p>Suitable for development, subject to appropriate mitigation measures</p>

Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	7	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located within the designated settlement boundary and part of it lies within the Conservation Area. A future proposal would need to demonstrate that it would not have an adverse impact on the setting of the Conservation Area and of the local character of the area.</p> <p>The site is also located adjacent to the River Lambourn SPA. Development proposals will need to demonstrate that they are nutrient neutral. Due to the close proximity to the River Lambourn, it is considered appropriate that a large part of the site that borders the protected area is used to deliver appropriate mitigation measures. Development proposals will also be required to create a buffer zone of at least 15m to 20m from the River Lambourn SPA in order to preserve the quality and condition of the River from any future development.</p> <p>The site is also located within 100m distance from a number of heritage assets. Proposal will require to ensure that the setting of the designated heritage assets is preserved. Additional archaeological investigation will also be required as there is evidence of multi-phased occupation from the Roman period onwards lying underneath the ground of the site.</p> <p>The southern part of the site, which adjoins River Lambourn SPA lies within Flood Zone 2 and Flood Zone 3. These areas are considered to be undevelopable and should be used for landscaping purposes. The site has also been identified to be within a Critical Drainage Area, and therefore future development would need to submit a detailed drainage strategy that takes into account the above issues and deals with them in an appropriate and efficient manner.</p>

<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>Full residential development. Potential for affordable small units.</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Appropriate soft and hard landscaping scheme, ecological mitigations, adequate surface and foul water drainage strategy, investigation for archaeological findings in the area and appropriate nutrient mitigation strategy</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAMKHS19
Site Name	
Site Address	Land adjoining Lynch Lane, Lambourn RG17 8QG
Size of Site (Hectares)	5.59
Is the site on previously developed land?	No
Existing use	Greenfield
If vacant, what was the previous use of the land?	Greenfield
What are the surrounding land uses?	Residential uses to the south west and south east, open fields to the north west, woodland (Lynch Wood) and tributaries of the River Lambourn to the north and north east.
Site planning history (previous or current planning permissions, applications, refusals)	No planning history
Is the site within the SHLAA?	No
If yes, what is the site reference and site capacity?	



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Flood Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input checked="" type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
Nature Conservation Would a housing development on this site potentially result in a significant adverse impact on nature conservation?	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input checked="" type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified	<input checked="" type="checkbox"/>		
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input checked="" type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site	<input checked="" type="checkbox"/>		
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input checked="" type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment		<input type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging		Site visit	<input checked="" type="checkbox"/>
Minerals and Waste	The site falls within a Minerals Preferred Area and/or Waste Preferred Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc	Desktop – mapping (Proposals Map)	<input checked="" type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input checked="" type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop		Site visit and local knowledge	<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?		<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input checked="" type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Single

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	No
Is/are the landowner(s) willing for their land to come forward for development?	Yes
If so, do you have any written evidence to support this?	Yes (WBC Five Year Housing Land Supply & Housing Trajectory)
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	No
Any other comments on availability?	The site is available; however the landowner cannot reach an agreement with WBC in connection to the capacity and yield of the site (total housing units).

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>The wider area measures 5.59 ha, but only 4.5 ha have been determined to be developable due to environmental concerns.</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Site is allocated for approximately 60 dwellings. Latest evidence suggest that this could be increased to 100 units.</p>
<i>Infrastructure requirements</i>	
<p>Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways	Yes
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be</p>	<p>Suitable for development, subject to appropriate mitigation measures</p>

offset by the type of proposed development?			
Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	100	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is primarily located within the designated settlement boundary, with only a minor area to the north lying outside of it and within the AONB. A future proposal would need to demonstrate that it would not have an adverse impact on the setting of the valued landscape and of the local character of the area.</p> <p>The site has been allocated for housing in the West Berkshire Housing Sites Allocations DPD and it can be accordingly considered that housing development is acceptable in principle in this area.</p> <p>The site is also located adjacent to the River Lambourn SPA. Development proposals will need to demonstrate that they are nutrient neutral. Due to the close proximity to the River Lambourn, it is considered appropriate that a large part of the site that borders the protected area is used to deliver appropriate mitigation measures.</p> <p>The site is located outside the Conservation Area, but it is within 100m distance from a number of heritage assets. Proposal will require to ensure that the setting of the designated heritage assets is preserved. In addition, further archaeological investigation may be required as it is currently unclear whether there is a possibility of archaeological findings lying underneath the ground of the site.</p> <p>The northern part of the site lies within Flood Zone 2 and Flood Zone 3. These areas are considered to be undevelopable and should be used for landscaping purposes. The site has also been identified to be at medium risk from groundwater flooding, and therefore future development would need to submit a detailed drainage strategy that takes into account the above</p>

	issues and deals with them in an appropriate and efficient manner.
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>Full residential development, with a portion of the units proposed being offered as affordable housing. The final percentage should be agreed with the Policy and Housing Team of West Berkshire Council.</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Appropriate landscaping scheme, ecological mitigations, adequate surface and foul water drainage strategy, appropriate finished ground floor levels, depending on flooding risks, appropriate nutrient mitigation strategy</p>

Section 1: General Site Information

General Site Information	
Site Reference	LAMKHSA20
Site Name	
Site Address	Land at Newbury Road, Lambourn
Size of Site (Hectares)	1.5
Is the site on previously developed land?	No
Existing use	Greenfield
If vacant, what was the previous use of the land?	Greenfield
What are the surrounding land uses?	Adjacent to open fields to the north and surrounded by residential development from all other sides.
Site planning history (previous or current planning permissions, applications, refusals)	<p>17/00825/FULD Proposed development of five new dwellings – Refused 19th Oct 2017</p> <p>20/00972/FULMAJ Erection of Eight, Semi-Detached Dwellings, Parking, Landscaping and Associated Works – Approved 10th Sep 2021</p> <p>22/00277/FULMAJ Erection of 5 dwellings, access, car parking, landscaping and associated works – Live</p>
Is the site within the SHLAA?	No
If yes, what is the site reference and site capacity?	



Section 2: Site Assessment Matrix – Suitability

Criteria	Measure	Indicative assessment for this measure	Information Source	Tick the relevant box for your site
International or national nature conservation or archaeology designations				
Designated sites for international or national importance for nature conservation/archaeology: Special Areas of conservation (SAC); Special Protection Areas (SPA); Ramsar sites; Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); Scheduled Ancient Monuments (SAMs)	Site is wholly located within one or multiple of the designations	Site is unsuitable	Desktop - Mapping	<input type="checkbox"/>
	Site is partially located within one or multiple of the designations	May be suitable provided no loss or harm to designation		<input type="checkbox"/>
	Site is not located within any international or national designations			<input checked="" type="checkbox"/>
Major Policy Constraints				
Flood Risk	Flood Zone 1	Zone 1 is preferable to 2 and 3	Desktop – Environment Agency Floor Maps	<input checked="" type="checkbox"/>
	Flood Zone 2	Preferable to Zone 3, but would need to pass Sequential Test		<input type="checkbox"/>
	Flood Zone 3a	Reject unless no suitable alternatives (Sequential Test)		<input type="checkbox"/>
	Flood Zone 3b	Unsuitable		<input type="checkbox"/>
	The site is within a Groundwater Protection Zone	Site would require careful planning		<input type="checkbox"/>
Landscape Will development on this site potentially result in a significant adverse impact on the landscape. It may be possible to mitigate the effect	Site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)	Unsuitable unless no other alternatives	Desktop – Mapping	<input checked="" type="checkbox"/>
	Site is prominent in views from the North Wessex Downs AONB	Landscape Visual Impact Assessment (LVIA) required	Desktop – Mapping; and site visit	<input type="checkbox"/>

through good design and landscaping, but it is critical to gauge the inherent landscape value of the site	Site contains trees of woodland subject to Tree Preservation Orders	Potentially a major constraint	Desktop – Mapping	<input type="checkbox"/>
	Site contains significant mature trees and hedgerows some/all of which would be threatened by development	Potentially a major constraint	Desktop – Mapping; site visit	<input type="checkbox"/>
	Site is particularly prominent in key public views (e.g., from Public Rights of Way/Street)		Desktop – Mapping; Site visit	<input type="checkbox"/>
	The site provides an area of green space between settlements			<input type="checkbox"/>
	Site contains significant trees and hedgerows that could absorb a development into the landscape/provide a level of screening	Site survey will be required and scheme design will need to secure appropriate retention and enhancement	Desktop – Mapping; Site Visit	<input type="checkbox"/>
	Site is a green field, or limited landscape or visual interest		Site Visit	<input type="checkbox"/>
<p>Nature Conservation</p> <p>Would a housing development on this site potentially result in a significant adverse impact on nature conservation?</p>	Site is a designated Local Nature Reserve	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is known to be used by a Protected Species e.g., dormice, bats, great-crested newt, bats	Unsuitable unless no other alternatives		<input type="checkbox"/>
	Site is within 1km of a designated site of international importance (SAC/SPA/Ramsar) or national importance (SSSI)	Will need to consult Natural England		<input checked="" type="checkbox"/>
	Development on this site could have an impact on protected species	Would require site surveys and consultation with West Berks Ecologist		<input type="checkbox"/>
	Site contains habitats or features which may	Would require site		<input type="checkbox"/>

	provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) some/all of which would be threatened by development	surveys and consultation with West Berks Ecologist		
	The site has no known or suspected nature conservation value which would preclude development	Ecological survey may be required		<input type="checkbox"/>
	Site contains habitats or features which may provide wildlife corridors (e.g., hedgerows, watercourses, trees etc) which could be retained			<input type="checkbox"/>
Agricultural Land Classification	Grade 1	Lower grade land preferred unless the site can be justified by other means	Desktop - Mapping	<input type="checkbox"/>
	Grade 2			<input type="checkbox"/>
	Grade 3a	<input type="checkbox"/>		
	Grade 3 (in areas where 3a and 3b are not differentiated), 4, 5 or unclassified	<input checked="" type="checkbox"/>		
Physical Characteristics of the Site				
Vehicular Access Can a site be developed without adverse impact on the safety and/or function of the local or strategic network?	Site access would be onto a main road with a speed limit of over 30mph			<input type="checkbox"/>
	Site access would be onto an unclassified road with a speed limit of over 30mph			<input type="checkbox"/>
	Site has limited road frontage and the creation of a new access may be problematic (e.g., very close to an existing junction/visibility improvements may require removal of hedgerows/trees)			<input type="checkbox"/>
	Site has a frontage thought to be capable of safely accommodating a new access road junction and			<input type="checkbox"/>

	associated visibility onto a road which is suitable and within a 30mph speed limit			
	Site is potentially accessed via an existing or an extension of a residential estate road	This may be subject to ransom strip tenancies which may prove problematic		<input checked="" type="checkbox"/>
Public Right of Way (PRoW)	There are multiple PRoWs on the site	The existence of a PRoW is not a major constraint, and may prove useful in connecting residents to facilities, but they will need to be incorporated appropriately into layout	Desktop – West Berkshire Public Rights of Way mapping	<input type="checkbox"/>
	There is a PRoW on the site			<input type="checkbox"/>
	There is no PRoW adjacent to the site			<input type="checkbox"/>
	There is no PRoW on, or adjacent to, the site	<input checked="" type="checkbox"/>		
Historic Environment	Site forms an important part of the setting of a listed building or other heritage asset	Unsuitable	Desktop – West Berkshire Historic Environment Record and site visit	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological features on the site	May significantly constrain development	Desktop – West Berkshire Archaeology and Historic Buildings Record	<input type="checkbox"/>
	The site lies within a designated Historic Park or Garden			<input type="checkbox"/>
	The site lies within a Conservation Area		Desktop – mapping and conservation area character appraisals	<input type="checkbox"/>
	There is a listed building and/or known historic/archaeological feature adjacent to the site	Consult Conservation Officer	Desktop – West Berkshire Archaeology and Historic Building Record; and site visit	<input type="checkbox"/>
	The site lies adjacent to a Conservation Area	Consult Conservation Officer		<input type="checkbox"/>

	There are no listed buildings or known historic/archaeological features on or adjacent to the site			<input checked="" type="checkbox"/>
Pollution, contamination or hazards	There is a source of smell, dust or noise or hazardous installation adjacent to the site		Site visit and local knowledge	<input type="checkbox"/>
	There is a source of smell, dust or noise or hazardous installation nearby which might affect the site	Degree of impact would need to be assessed	Site visit and local knowledge	<input type="checkbox"/>
	The site is known or thought to be contaminated from a previous use	Site may be suitable following remediation	Local knowledge	<input type="checkbox"/>
	There is no known contaminated land, source of smell/dust/noise or a hazardous installation nearby which would affect the site		Site visit and local knowledge	<input checked="" type="checkbox"/>
Ground Conditions	Site is limited by steep slopes/unstable ground (poor porosity or waterlogging)	Would require a technical assessment	Site visit	<input type="checkbox"/>
	Site is relatively level, with stable ground conditions, good porosity and is not prone to waterlogging			<input checked="" type="checkbox"/>
Minerals and Waste	The site falls within a Minerals Preferred Area and/or Waste Preferred Area	Would need to consult West Berkshire Minerals and Waste Team	Desktop – West Berks Minerals and Waste Local Plan	<input type="checkbox"/>
Location and Accessibility				
Location relation to settlement boundary	Outside of settlement boundary and isolated from the existing settlement	Unsuitable unless no other alternatives	Desktop – mapping (Proposals Map)	<input type="checkbox"/>
	Outside of settlement boundary but well-related and close to the existing development	May be acceptable; would require landscape assessments etc		<input type="checkbox"/>
	Outside of settlement boundary and projecting prominently into countryside	May be acceptable; would require landscape		<input type="checkbox"/>

		assessments etc		
	Outside settlement boundary but not projecting prominently into countryside (bounded on at least 2 sides by existing development)	Preferred over above sites unless site has specific ecological/landscape/cultural value		<input type="checkbox"/>
	Within settlement boundary			<input checked="" type="checkbox"/>
Proximity to local facilities			Desktop – mapping; site visit; local knowledge	<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
Accessibility to public transport	Site is more than 800m walking distance from an existing bus stop			<input type="checkbox"/>
	Site is between 400m-800m walking distance from an existing bus stop	Is there scope for this to be improved?	Site visit and local knowledge	<input type="checkbox"/>
	Site is within 400m walking distance of an existing bus stop			<input checked="" type="checkbox"/>
Other				
Local Plan Designations	The site falls within an area covered by a designation or Policy in the Local Plan	Site may be suitable depending on policy	Desktop – West Berks Local Plan	<input checked="" type="checkbox"/>
	The site is not affected by any other designations or policies in the Local Plan			<input type="checkbox"/>
Infrastructure	The site is crossed by overhead power cables and/or underground pipelines and/or other infrastructure	Site may be suitable provided the infrastructure is appropriately dealt with	Site visit; local knowledge	<input type="checkbox"/>
	The site is not crossed by overhead power cables and/or underground pipelines and/or other infrastructure			<input checked="" type="checkbox"/>

Section 3: Availability

Availability	
Is the land in single or multiple ownership?	Single

Is/are the landowner(s) aware of the inclusion of this site in the assessment?	No
Is/are the landowner(s) willing for their land to come forward for development?	Yes
If so, do you have any written evidence to support this?	Yes (WBC Five Year Housing Land Supply & Housing Trajectory)
Are there any factors which might prevent or hinder development, e.g., tenancies, leases, ransom strips etc?	No
Any other comments on availability?	The site benefits from an extant planning permission for 8 dwellings and it is also subject of a pending planning application for 5 units.

Section 4: Achievability

Achievability	
<p>Estimate the developable area of the site:</p> <p>Are there any areas of the site which could not be developed, for example due to steep topography/trees which would be retained etc?</p> <p>If so, take the approximate areas of this away from the gross site size (hectares). This will leave the developable area.</p>	<p>The wider area measures 1.5 ha, but 0.8 ha have been determined to be developable due to environmental concerns. The remaining area will serve as a landscape buffer / garden.</p>
<p>Estimate how many houses could be accommodated on the site:</p> <p>As a guide, use an estimated density of 30 dwellings per hectare.</p>	<p>Site is allocated for approximately 5 dwellings. Latest evidence suggest that this could be increased to 8 units</p>
<i>Infrastructure requirements</i>	
<p>Is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways	Yes
Water Supply	Yes
Sewerage	Yes
Gas supply	Yes
Mains electricity supply	Yes
Is there sufficient capacity at local schools or would additional places be required?	Unknown
<p>Is the site viable for development?</p> <p>Considering the issues identified above, are there likely to be any major financial costs associated with preparing the site for development? Are these costs likely to be</p>	<p>Suitable for development, subject to appropriate mitigation measures</p>

offset by the type of proposed development?			
Considering the issues identified above, what are the potential timescales for development?	0-5 years	6-10 years	11-15 years
How many dwellings could be delivered on the site within these timescales?	8	0	0

Section 5: Overall Assessment Summary

Overall Assessment Summary	
<p>What are the reasons behind your assessment?</p>	<p>The site is located within the designated settlement boundary and within the AONB. A future proposal would need to demonstrate that it would not have an adverse impact on the setting of the valued landscape and of the local character of the area.</p> <p>The site has been allocated for housing in the West Berkshire Housing Sites Allocations DPD and it can be accordingly considered that housing development is acceptable in principle in this area.</p> <p>The site is also located within the catchment area of the River Lambourn SPA. Development proposals will need to demonstrate that they are nutrient neutral.</p> <p>The ground level at the site rises considerably towards the north east and any future development will need to ensure that it is sympathetic towards the local landscape and does not have a negative impact on views from the south west.</p>
<p>If judged to be suitable or potentially suitable, what type of development would the site accommodate? e.g., housing, employment, facilities etc.</p> <p>Are there any types of development which would be inappropriate?</p>	<p>Full residential development, with a portion of the units proposed being offered as affordable housing. The final percentage should be agreed with the Policy and Housing Team of West Berkshire Council.</p>
<p>If judged to be suitable, what mitigation would be required to make the site properly suitable for development?</p>	<p>Appropriate landscaping scheme, ecological mitigations, appropriate nutrient mitigation strategy</p>



Housing Land Availability Assessment - Site Submission Form

The identification of sites does not imply that the Lambourn Neighbourhood Development Plan Steering Group considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application. The allocation of future sites for development will only take place through the Neighbourhood Development Plan process which undergoes several stages of public consultation and independent examination.

Before completing this form, please read the following guidance notes:

- Sites may be included in future public consultation exercises and published in the as part of the evidence base in support of the Neighbourhood Development Plan, so cannot be treated confidentially.
- Please complete the form in as much detail as possible. Please attach an Ordnance Survey map clearly showing the precise boundaries of the site and the part that is regarded as suitable for development (if that is not the whole area). This will assist in the assessment of the site. You are also welcome to attach any relevant additional information (eg. tree survey).
- Please complete a separate form for each site.
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future. Sites with planning permission will be taken account of by the Steering Group.
- Only submit sites that you have an interest in and that you believe have genuine potential to be developed over the period to 2036.
- **Only sites that are 0.15 hectares (approximately 0.4 acres) or greater in size should be submitted.**
- In completing this form, we may ask to access the site with prior notice in order to assess its suitability. Equally, if the site is publicly visible, we may assess the site from a public highway.
- The Call for Sites request is part of the Neighbourhood Development Plan making process and is separate from West Berkshire Council's Local Plan preparation and its planning application process. If your proposed site has been considered by West Berkshire Council under their HEELA process, please confirm that the information provided to that process is still valid and include any proposed changes or modifications.

Where do I send the completed forms?

Please return all completed forms to the Lambourn Neighbourhood Development Plan Steering Group either:

- By e-mail to lambourn.ndp@gmail.com
- In hard copy to Lambourn NDP, Lambourn Parish Council Office, The Memorial Hall, Oxford Street, Lambourn, RG17 8XP

If you have any difficulties completing this form or if you would like further information, please call us on 01488 72400 or by emailing on the above address.

Our Office is open:

Mon 9:00 am – 12:00 pm

Tue 9:00 am – 12:00 pm

Wed 9:00 am – 12:00 pm

Thu 9:00 am – 12:00 pm

Fri Closed to the public

Sat Closed

Sun Closed

Personal information given on this form will be used for the purpose of correspondence only.

Address of Site (Please include a plan with the boundaries of the site marked in red)

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Contact details

Name	
Organisation (if relevant)	
Address	
Telephone	
Email	

Your Details

You are..? (Please tick all that apply)	<input type="checkbox"/> A Private Landowner	<input type="checkbox"/> A Planning Consultant
	<input type="checkbox"/> A Public Land-owning Body	<input type="checkbox"/> A Land Agent
	<input type="checkbox"/> A Registered Social Landlord	<input type="checkbox"/> A Developer
	<input type="checkbox"/> Other (please specify)	
If you are representing a client(s), please supply the name(s) and address(es) of those you represent		

Ownership Details

Are you the current owner of the site?		
If YES, are you...	<input type="checkbox"/> Sole owner	<input type="checkbox"/> Part owner
If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners. (Please continue on a separate sheet if necessary, and provide a plan showing extent of individual land holdings)		
Has the landowner (or each owner) indicated support for development		

of the land?	
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Site Location			
Site name (is the site known by a particular name?)			
Site address			
Site OS grid reference (particularly if there is no postcode) https://gridreferencefinder.com/	<table border="1"> <tr> <td>Northing:</td> <td>Easting:</td> </tr> </table>	Northing:	Easting:
Northing:	Easting:		

Proposed Development / Land Use (please give details)				
<p>In the 1st column, please tick proposed type of development / land use.</p> <p>In the 2nd column, please tick any land uses you would also consider appropriate.</p> <p>In the details column, please specify the type(s) of use and indicate the proposed mix of uses and number / type of units / plots, / amount of floorspace etc as appropriate</p>	Development / Land Use	1st	2nd	Details
	Residential			
	Affordable Housing			
	Specialist Residential (please include more details on type proposed – could include retirement / extra care housing or housing for the racing industry for example)			
	Other (please specify – this would include live/work units for example)			

Site Details		
Site area (hectares)	Whole site	Area Suitable for development
Current or previous land use(s)	Primary land-use	
	Secondary land-use	
Existing structures (e.g. detached dwelling)		
Would development require relocation of the current use or demolition of existing structures?		
Adjacent land-uses (e.g. 2-storey terraced housing / open farmland)	To the north	
	To the east	

	To the south	
	To the west	
Is there any relevant planning history we should take into account? <i>Please include application numbers if known</i>		

Site Constraints: Are there any limitations that may prevent or constrain development on this site? <i>(please give details)</i> <i>You can also take a look at https://gis2.westberks.gov.uk/webapps/OnlineMap/ for more information on constraints and policies as well as https://info.westberks.gov.uk/local-plan-documents-information</i>		
Access Issues (e.g. is there immediate access to an adopted highway, is access required over land not controlled by the owner)		
Topography or ground conditions (eg. site slopes, varying site levels etc.)		
Contamination/ Pollution/ Hazardous Uses (eg. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)		
Flood risk (liability of site to flooding both river and surface water)		
Legal/ Operational Constraints (eg. ownership constraints, covenants, tenancies, 'ransom strips' or operational requirements of landowners)		
Environmental Constraints (eg. negative effects on local landscape wildlife designations, protected species, loss of mature woodland, loss of locally used open space or access to open space)		
Utilities and Infrastructure Provision (eg. provision of services to development including gas, electricity, water, sewerage and telecommunications)		
Planning Policy Constraints (eg. based on adopted policy, designations or protected areas including Conservation Areas, Sites of Special Scientific Interest, Green		

Infrastructure)	
Other considerations (any other issues that may affect the developability of the site)	

Can the constraints be overcome and are any of them likely to affect the achievability or timing of the development? Please give details

Site Achievability (please give details)		
Is the site currently being marketed?		
Is the site owned by a developer?		
Is the site under option to a developer?		
Please tick the likely timescale for the site being developed	Available immediately	Within the next 11-15 years
	Within the next 1-5 years	Years 15+
	Within the next 6-10 years	
Once work has commenced, how many years do you think it would take to complete?		

Access to Site - Site Assessment (please give details)	
Are there any issues that would restrict access to the site by a representative of the Neighbourhood Development Plan Steering Group undertaking further assessment?	

Please provide any additional information you think may be helpful in the consideration of this site for development. Please also use this section if you require more space to respond to any of the earlier questions.

Site Ref (for internal use only): _____

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