

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: RE: West Berkshire Local Plan Review - Consultation on Proposed Main Modifications.
Date: 04 February 2025 09:37:00
Attachments: [REDACTED]

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good morning

Further to the comments made last week in respect of the above, it has come to our attention that part of the proposed site allocation PAN8 (Policy RSA X) forms part of the landscape boundary to Sheffield Close. Hybrid approval was granted in February 2016 for outline approval for 35 dwellings and a full application for pedestrian and vehicular access along with a new footway, engineering and landscaping works and a car park to serve Pangbourne Cemetery. 15/03320/OUTMAJ refers.

Among the plans approved as part of the outline approval was a Landscape Management Zoning Plan (Drawing ref L-90-300 A). This identifies that PAN8 had a role to play in screening views of the new development at Sheffield Close (north of Pangbourne Hill) in views from the north. I attach the Landscape Management Zoning Plan and other accompanying documents for reference. The importance of the existing woodland belts in mitigating the visual impact of the approved development is acknowledged in the Officer's Report to Planning Committee dated 10th February 2016:

[15.03320 Pangbourne Hill EAPC FINAL.pdf](#)

Clearly, the benefit of this existing landscaping with regard to the completed development would be substantially lost if PAN8 were to come forward for development.

We would be grateful therefore if these further comments could be taken into consideration by the Inspector, notwithstanding that the deadline for consultations has passed.

Kind regards

Simon Sharp LLB MSc MRTPI
Senior Planner



T: [REDACTED]
DD: [REDACTED]
M: [REDACTED]

A: Bagley Croft, Hinksey Hill, Oxford OX1 5BD
JPPC Ref:

[REDACTED]

From: [REDACTED]

Sent: 28 January 2025 09:56

To: planningpolicy@westberks.gov.uk

Subject: West Berkshire Local Plan Review - Consultation on Proposed Main Modifications.

Good morning

I am instructed on behalf of Mr and Mrs Fenton to make comments in respect of the proposed Main Modifications to the Council's LPR.

I attach the completed representations form and a supporting statement which addresses the specific main modifications to the plan and the proposals map that my clients have asked me to comment upon.

Please acknowledge receipt.

Kind regards

Simon Sharp LLB MSc MRTPI

Senior Planner



T: [REDACTED]

DD: [REDACTED]

M: [REDACTED]

A: Bagley Croft, Hinksey Hill, Oxford OX1 5BD

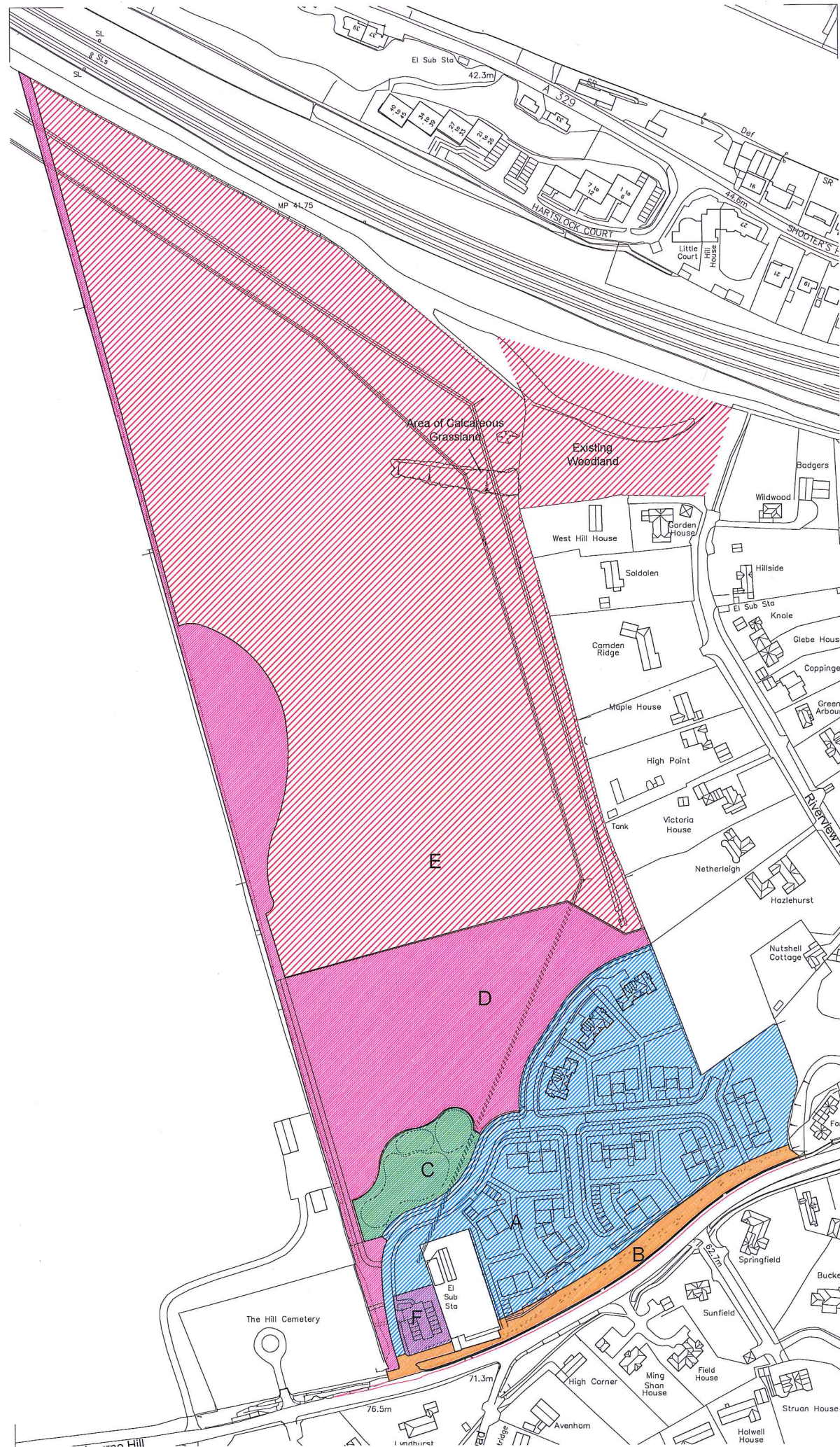
JPPC Ref:

[REDACTED]

Contractors are not to scale dimensions from this drawing

Key

- Residential Area
- Pangbourne Hill frontage
- Public Open Space
- Woodland and Grassland
- Agricultural Land and Existing Woodland
- Cemetery visitor Car Park



Reproduced by permission of
 Ordnance Survey on behalf of HMSO
 © CROWN COPYRIGHT and database right 2008
 All rights reserved.
 Ordnance Survey Licence number
 AL 1000 21854 Broadway Malayan Limited

Revision	Date	Description
A	25.02.2015	Final Landscape Management Plan for the site north of Pangbourne Hill

BroadwayMalayan™
 Architecture Urbanism Design

3 Weybridge Business Park
 Aggestone Road
 Weybridge, Surrey
 KT15 2BW
 T: +44 (0)1932 845 599
 F: +44 (0)1932 855 205
 E: Wey@BroadwayMalayan.com
 www.BroadwayMalayan.com

Client
 Pangbourne Beaver Properties Ltd

Project
 Land north of Pangbourne Hill
 Pangbourne

Description
 Landscape Management
 Zoning Plan

Status
 Planning

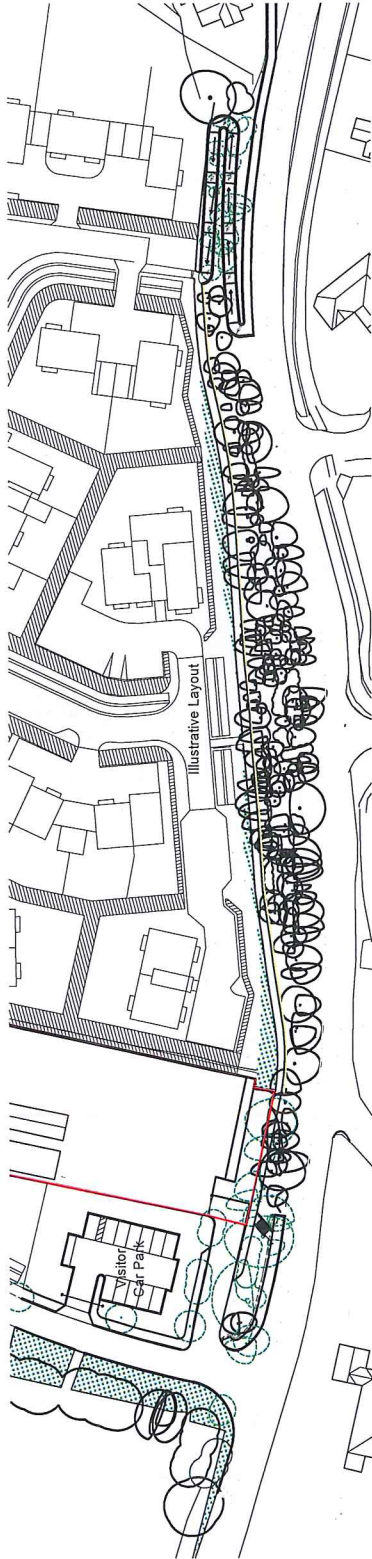
Scale	Drawn	Date
1:1000@A1	DS	Jan 15
Job number	Drawing number	Revision
25013	L-90-300	A

Original size 100mm @ A1 Copyright Broadway Malayan Limited

Contractors are not to scale dimensions from this drawing

Key Plan

- Trees retained
- Footway works: Trees removed
- Footway works: Planting
- Grass seeding
- Proposed native hedge



01 Tree removal as part of footway works
Scale: 1:500@A1



02 Replacement planting as part of ramp and footway works
Scale: 1:500@A1



Copyright reserved by
BroadwayMalayan sdn bhd
© COPYRIGHTED DOCUMENT AND UNLAWFUL TO REPRODUCE
Without the written permission of BroadwayMalayan sdn bhd
All rights reserved. License number
AL 10027104 BroadwayMalayan Limited

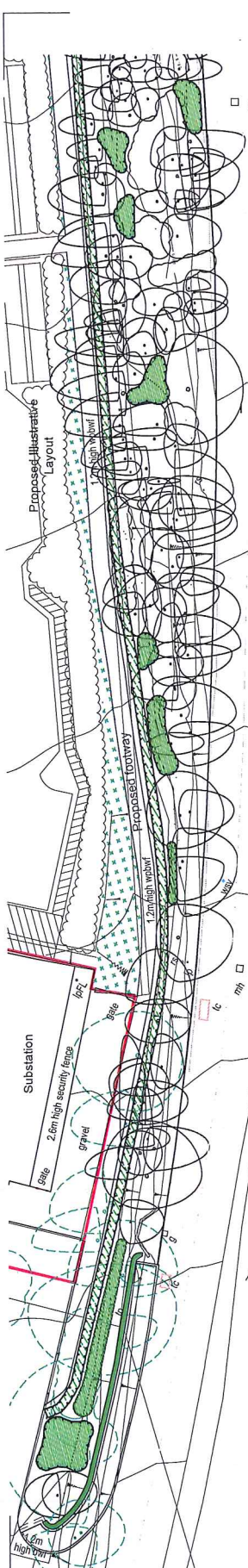
Revision	Date	Description
A	15/02/2018	Final design for planning application
B	15/02/2018	Final design for planning application

BroadwayMalayan sdn bhd
Architecture Urbanism Design

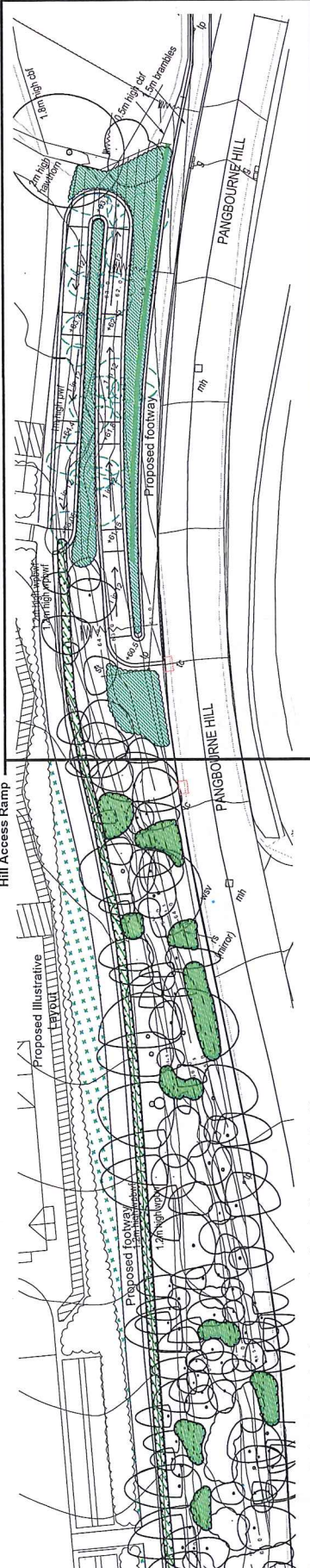
2 Wisecroft Business Park
Worcestershire Parkway
Worcester, Shropshire
Worcestershire, UK
B4 7DQ
T: +44 (0)1902 855 200
F: +44 (0)1902 855 206
E: info@broadwaymalayan.com
www.broadwaymalayan.com

Client
Pangbourne Beaver Properties Ltd.
Project
Land north of Pangbourne Hill
Pangbourne
Description
Pangbourne Hill frontage
Tree removal and replacement
planting plan - Footway Works

Drawn
1:500@A1 DS
Checked
1:500@A1 DS
Date
JUN 16
Revision
25013 L-90-304
5
Copyright Broadway Malayan Limited



01 Pangbourne Hill planting plan showing proposed native planting and retained trees
Scale: 1:200@A1



02 Pangbourne Hill planting plan showing proposed native planting and retained trees
Scale: 1:200@A1

Proposed Native Planting Mix

No.	Species	Height	Specification	Density	% Mix
25	Scotus aucuparia (Rowan)	200-250cm	Feather: 2x: RB	1/m ²	10
25	Prunus domestica (Wild Plum)	200-250cm	Feather: 2x: RB	1/m ²	10
15	Acer campestre (Field Maple)	200-250cm	1x1-Branches: 3 brs: BR	1/m ²	5
71	Shrubs	60-80cm	1x2-Branches: 3 brs: BR	1/m ²	25
71	Corylus avellana (Hazel)	100-125cm	1x1-Branches: 3 brs: BR	1/m ²	25
71	Crataegus monogyna (Hawthorn)	100-125cm	1x1-Branches: 3 brs: BR	1/m ²	25
71	Malus spectabilis (Coral Apple)	60-80cm	1x1-Branches: 3 brs: BR	1/m ²	25

NOTES: Species to be planted on a 1m square grid. Shrubs to be planted in groups of 5-7. Total number of plants to be evenly distributed among proposed native planting groups across the length of the footway.

Understorey groundcover mix

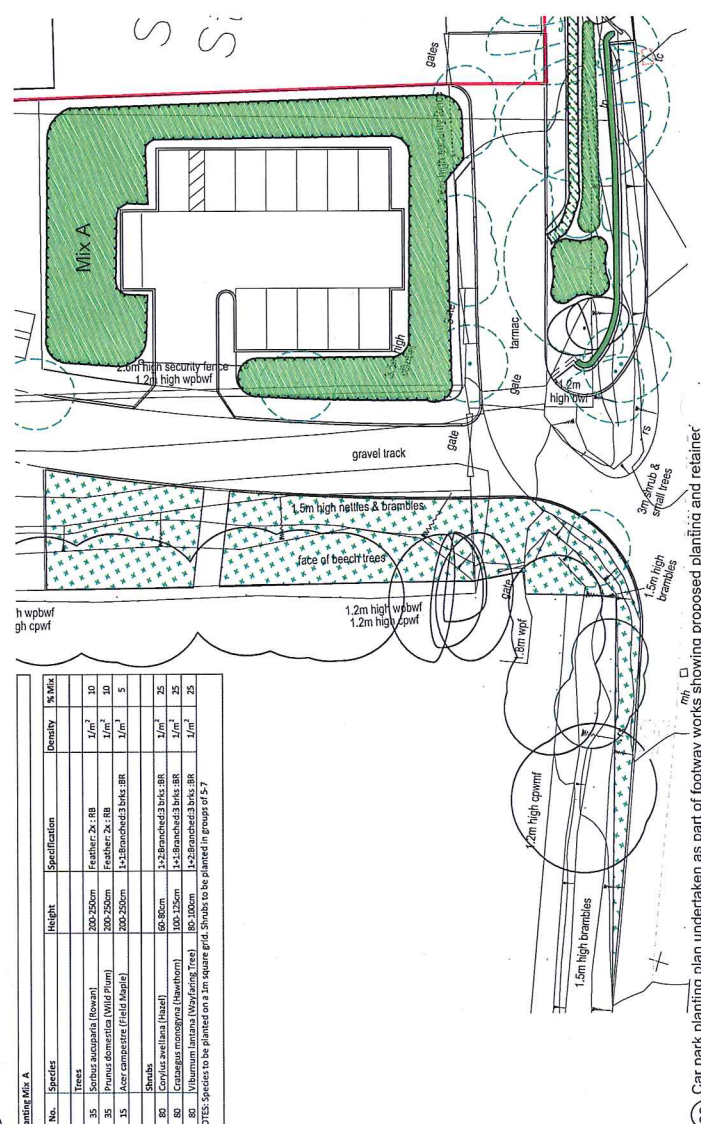
No.	Species	Height	Specification	Density	% Mix
62	Hedera helix (Ivy)	5cm	5cm plant plants	1/m ²	50
62	Lonicera periclymenum (Honeycuckoo)	5cm	5cm plant plants	1/m ²	50

NOTES: Species to be distributed evenly between proposed understorey planting blocks along the length of the retaining structure.

Proposed native hedgerow (200m)

No.	Species	Height	Specification	% Mix
90	Shrubs	60-80cm	1x2-Branches: 3 brs: BR	10
90	Corylus avellana (Hazel)	60-80cm	1x2-Branches: 3 brs: BR	10
90	Crataegus monogyna (Hawthorn)	60-80cm	1x2-Branches: 3 brs: BR	10
90	Prunus spinosa (Wild Cherry)	60-80cm	1x2-Branches: 3 brs: BR	10
90	Prunus domestica (Wild Plum)	60-80cm	1x2-Branches: 3 brs: BR	10

NOTES: Species to be planted in a double staggered row, 450mm between rows where there are existing gaps. Trees planted at minimum 15m centres. Spiral guards to be used on hedgerow plants.



Planting Mix A

No.	Species	Height	Specification	Density	% Mix
35	Scotus aucuparia (Rowan)	200-250cm	Feather: 2x: RB	1/m ²	10
35	Prunus domestica (Wild Plum)	200-250cm	Feather: 2x: RB	1/m ²	10
15	Acer campestre (Field Maple)	200-250cm	1x2-Branches: 3 brs: BR	1/m ²	5
80	Shrubs	60-80cm	1x2-Branches: 3 brs: BR	1/m ²	25
80	Corylus avellana (Hazel)	100-125cm	1x1-Branches: 3 brs: BR	1/m ²	25
80	Crataegus monogyna (Hawthorn)	100-125cm	1x1-Branches: 3 brs: BR	1/m ²	25
80	Viburnum lantana (Wayfaring Tree)	100-125cm	1x2-Branches: 3 brs: BR	1/m ²	25

NOTES: Species to be planted on a 1m square grid. Shrubs to be planted in groups of 5-7

03 Car park planting plan undertaken as part of footway works showing proposed planting and retainers
Scale: 1:200@A1

Contractors are not to scale dimensions from this drawing

Key

- Trees retained
- Proposed Native Planting
- Grass seeding (Chalk grassland mix)
- Understorey Groundcover
- Proposed native hedgerow



Reproduced by permission of
Oxford City Council on behalf of H&O Group, 2008
© Oxford City Council. All rights reserved. No other
reproduction or distribution is permitted without the
written permission of Oxford City Council.
AL 1000 21864 Broadway Malayan Limited

BroadwayMalayan
Architecture Urbanism Design
3 Wyndage Business Park
Weybridge, Surrey
KT15 2BT
T: +44 (0)1832 242 229
F: +44 (0)1832 242 229
E: W@BroadwayMalayan.com
www.BroadwayMalayan.com

Client
Pangbourne Beaver Properties Ltd
Project
Land north of Pangbourne Hill
Description
Pangbourne Hill frontage and Car Park Planting Plan

Scale
1:200@A1
Date
Rev: 15
Revision
250113 L-90-400
Original Iss: 10/06/10 © A1 Copyright Broadway Malayan Limited

Proposed Hedgerow. For further details please refer to dwg no. 25013-L-90-402 Hedgerow Planting Plan

Contractors are not to scale dimensions from this drawing

Woodland Mix 1					
No.	Species	Height	Specification	Density	% Mix
Trees					
150	Quercus robur (Oak)	200-250cm	Feather: 2x : RB	3m Ctr	5
150	Fagus sylvatica (Beech)	200-250cm	Feather: 2x : RB	3m Ctr	5
300	Sorbus aucuparia (Rowan)	200-250cm	Feather: 2x : RB	3m Ctr	10
300	Tilia cordata (Lime)	200-250cm	Feather: 2x : RB	3m Ctr	10
300	Pinus sylvestris (Scots Pine)	200-250cm	Feather: 2x : RB	3m Ctr	10
Shrubs					
600	Acer campestre (Field Maple)	60-80cm	1+1: Branched: 3 brks : BR	1.5m Ctr	20
300	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	10
300	Crataegus monogyna (Hawthorn)	100-125cm	1+1: Branched: 3 brks : BR	1.5m Ctr	10
150	Prunus spinosa (Blackthorn)	80-100cm	1+2: Branched: 3 brks : BR	1.5m Ctr	5
150	Euonymus europaeus (Spindle)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	5
150	Malus sylvestris (Crab Apple)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	5
150	Viburnum lantana (Wayfaring Tree)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	5

NOTES: Species to be planted on a 1.5m square grid with trees placed every 3m. (Refer to Woodland Grid layout key)

Mix 3					
No.	Species	Height	Specification	Density	% Mix
Trees					
20	Sorbus aucuparia (Rowan)	200-250cm	Feather: 2x : RB	1/m ²	5
20	Prunus domestica (Wild Plum)	200-250cm	Feather: 2x : RB	1/m ²	5
20	Acer campestre (Field Maple)	200-250cm	1+1: Branched: 3 brks : BR	1/m ²	5
Shrubs					
80	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	20
80	Crataegus monogyna (Hawthorn)	100-125cm	1+1: Branched: 3 brks : BR	1.5m Ctr	20
60	Euonymus europaeus (Spindle)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	15
40	Malus sylvestris (Crab Apple)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	10
40	Prunus spinosa (Blackthorn)	80-100cm	1+2: Branched: 3 brks : BR	1.5m Ctr	10
40	Viburnum lantana (Wayfaring Tree)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	10

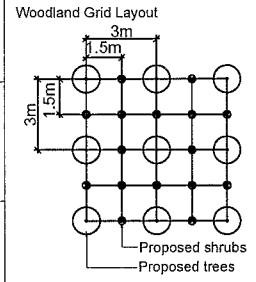
NOTES: Species to be planted on a 1.5m square grid with trees placed every 3m. (Refer to Woodland Grid layout key) Individual shelters to planting.

Woodland Mix 2					
No.	Species	Height	Specification	Density	% Mix
Trees					
90	Quercus robur (Oak)	200-250cm	Feather: 2x : RB	3m Ctr	5
90	Fagus sylvatica (Beech)	200-250cm	Feather: 2x : RB	3m Ctr	5
180	Sorbus aucuparia (Rowan)	200-250cm	Feather: 2x : RB	3m Ctr	10
180	Tilia cordata (Lime)	200-250cm	Feather: 2x : RB	3m Ctr	10
180	Pinus sylvestris (Scots Pine)	200-250cm	Feather: 2x : RB	3m Ctr	10
Shrubs					
360	Acer campestre (Field Maple)	60-80cm	1+1: Branched: 3 brks : BR	1.5m Ctr	20
180	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	10
180	Crataegus monogyna (Hawthorn)	100-125cm	1+1: Branched: 3 brks : BR	1.5m Ctr	10
90	Prunus spinosa (Blackthorn)	80-100cm	1+2: Branched: 3 brks : BR	1.5m Ctr	5
90	Euonymus europaeus (Spindle)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	5
90	Malus sylvestris (Crab Apple)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	5
90	Viburnum lantana (Wayfaring Tree)	60-80cm	1+2: Branched: 3 brks : BR	1.5m Ctr	5

NOTES: Species to be planted on a 1.5m square grid with trees placed every 3m. (Refer to Woodland Grid layout key)

Hedgerow bolster planting (from existing beech hedge upto Woodland 2)					
No.	Species	Height	Specification	Density	% Mix
Trees					
15	Quercus robur (Oak)	200-250cm	Feather: 2x : RB		
Shrubs					
55	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3 brks : BR	10	10
180	Crataegus monogyna (Hawthorn)	60-80cm	1+1: Branched: 3 brks : BR	35	35
180	Prunus spinosa (Blackthorn)	60-80cm	1+1: Branched: 2 brks : BR	35	35
55	Acer campestre (Field Maple)	60-80cm	1+1: Branched: 3 brks : BR	10	10
55	Prunus domestica (Wild Plum)	60-80cm	1+1: Branched: 3 brks : BR	10	10

NOTES: Species to be planted in a double staggered row 450mm between rows where there are existing gaps. Trees planted at minimum 15m centres. Spiral guards to be used on hedgerow plants.



- Key**
- Proposed Trees
 - Existing trees retained
 - Existing Hedge reinforced with bolster planting
 - Proposed Woodland Planting
 - Proposed tree and shrub groups
 - Proposed Chalk Grassland
 - Woodland and Grassland Management Zone D

Note: Boundary of Woodland and grassland to match zone shown on '25013-L-90-300 Landscape Management Zoning Plan'.

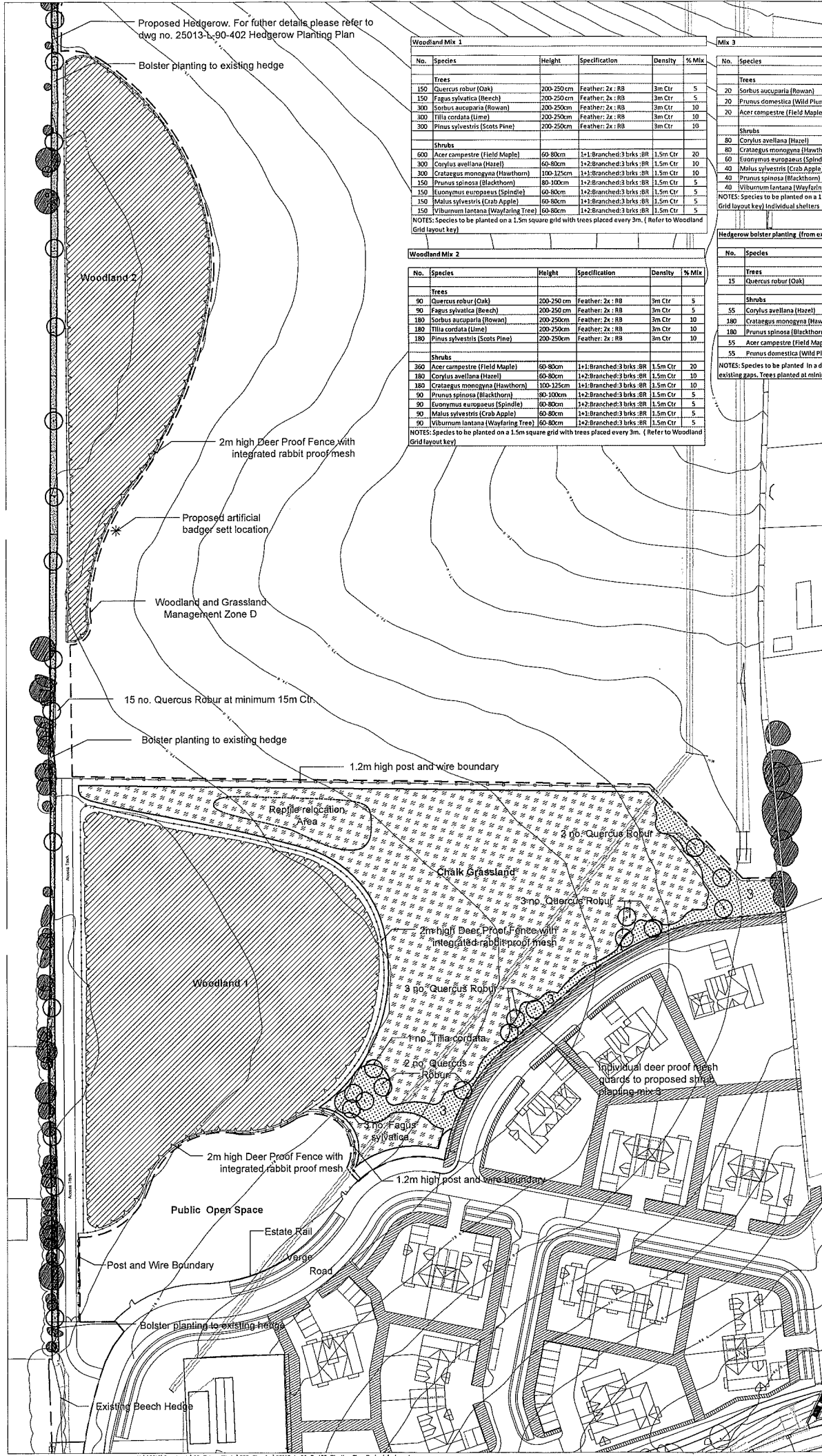
Reproduced by permission of Ordnance Survey on behalf of HM Government © Crown Copyright and Database right 2003. All rights reserved. Ordnance Survey Licence number AL 1000 21654 Malaysia Limited

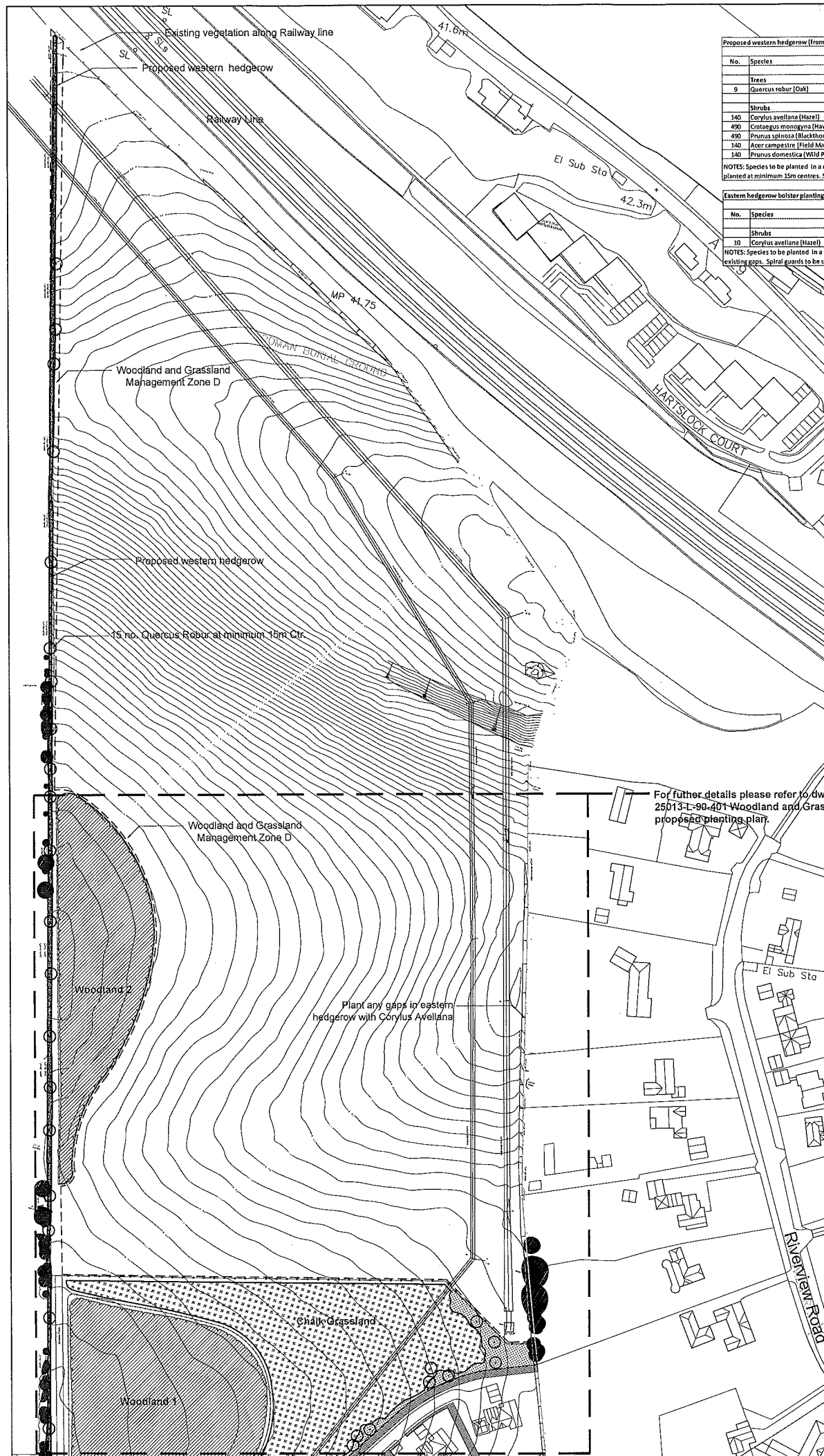
Revised	Date	Description
01	25/01/2015	Initial Design

BroadwayMalyan^{BM}
Architecture Urbanism Design
 3 Wayridge Business Park
 Adelaide Road
 Orchardley, Singapore
 1176 2670
 T: +65 (0) 6332 645 699
 F: +65 (0) 6332 656 306
 E: WY@BroadwayMalyan.com
 www.BroadwayMalyan.com

Client: Pangbourne Beaver Properties Ltd
 Project: Land north of Pangbourne Hill
 Pangbourne
 Description: Woodland and grassland proposed planting plan

Drawn	Date
1:500@A1	05 Jan 15
25013	L-90-401
	A





Contractors are not to scale dimensions from this drawing

Proposed western hedgerow (from Woodland 2 to vegetation along railway line)

No.	Species	Height	Specification	% Mix
Trees				
9	Quercus robur (Oak)	200-250 cm	Feather: 2x : BR	
Shrubs				
140	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3 brks : BR	10
490	Crataegus monogyna (Hawthorn)	60-80cm	1+1: Branched: 3 brks : BR	35
490	Prunus spinosa (Blackthorn)	60-80cm	1+1: Branched: 2 brks : BR	35
140	Acer campestre (Field Maple)	60-80cm	1+1: Branched: 3 brks : BR	10
140	Prunus domestica (Wild Plum)	60-80cm	1+1: Branched: 3 brks : BR	10

NOTES: Species to be planted in a double staggered row with 450mm between rows. Trees planted at minimum 15m centres. Spiral guards to be used on hedgerow plants.

Eastern hedgerow bolster planting (along eastern boundary)

No.	Species	Height	Specification	% Mix
Shrubs				
10	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3 brks : BR	

NOTES: Species to be planted in a double staggered row 450mm between rows where there are existing gaps. Spiral guards to be used on hedgerow plants.

- Key**
- Proposed Trees
 - Existing trees retained
 - Existing Hedge reinforced with bolster planting
 - Proposed Woodland Planting
 - Proposed tree and shrub groups
 - Proposed Chalk Grassland
 - Woodland and Grassland Management Zone

For further details please refer to dwg no. 25013-L-90-401 Woodland and Grassland proposed planting plan.

Note: Boundary of Woodland and grassland to match zone shown on 25013-L-90-300 Landscape Management Zoning Plan_Rev A.



Reproduced by permission of Ordnance Survey on behalf of HM/SO © Crown Copyright and database right 2008 All rights reserved Ordnance Survey Licence number AL 1000 21864 Broadway Maylan Limited

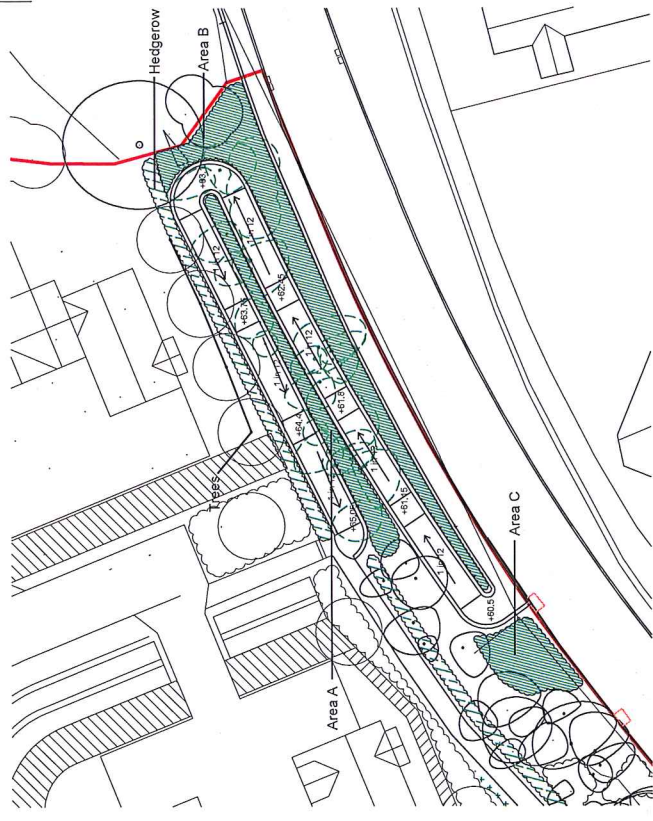
BroadwayMaylan^{BM}
Architecture Urbanism Design

3 Weybridge Business Park
Ardreholme Road
Weybridge, Surrey
KT15 2BW
T: +44 (0)1832 845 559
F: +44 (0)1832 856 206
E: Wey@BroadwayMaylan.com
www.BroadwayMaylan.com

Client: Pangbourne Beaver Properties Ltd
Project: Land north of Pangbourne Hill Pangbourne
Description: Hedgerow proposed planting plan

Status: Planning
Scale: 1:500@A1 DS Date: Jan 15
Job number: 25013 Drawing number: L-90-402 Revision: -
Original size 100mm @ A1 Copyright Broadway Maylan Limited

Contractors are not to scale dimensions from this drawing



- Key**
- 46-6.4 Proposed Levels
 - Trees retained
 - Trees removed due to highway works
 - Proposed native tree and shrub planting
 - Proposed native hedge

01 Planting Plan of Pangbourne Hill Access Ramp

Scale 1:200

(1) Refer to Proposed Parameters Plan Dwg No. 30284_321 Rev A

Reproduced by permission of
 Ordnance Survey from the
 OS Crown Copyright and database right 2000
 All rights reserved
 Ordnance Survey Licence number
 AL 1000 2100 Broadway Mayhyan Limited

Revision | Date | Description

BroadwayMayhyan
 Architecture Urbanism Design

3 The Leas, Buntingford, Cambridgeshire, Cambridgeshire, Cambridgeshire, Cambridgeshire
 Address: Buntingford, Cambridgeshire, Cambridgeshire, Cambridgeshire
 Tel: +44 (0)1302 845 559
 Fax: +44 (0)1302 845 559
 E: info@broadwaymayhyan.com
 www.broadwaymayhyan.com

Client: Pangbourne Beaver Properties Ltd.
 Project: Land north of Pangbourne Hill

Description: Planning Plan of Pangbourne Hill Access Ramp

Status: Planning
 Date: 1.2008A1
 Job Number: JH
 Drawing Number: 25013
 Revision: L-90-207

Original size: 100mm @ A1. Copyright: Broadway Mayhyan Limited

Proposed Native Trees			
No.	Species	Height	Specification
4	Acer campestre	min 450 cm	4 x transplanted, Root ball 20-25cm girth

Proposed Native Hedgerow			
No.	Species	Height	Specification
14	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3brks: BR
38	Crataegus monogyna (Hawthorn)	60-80cm	1+1: Branched: 3brks: BR
14	Prunus spinosa (Blackthorn)	60-80cm	1+1: Branched: 2brks: BR
38	Acer campestre (Field Maple)	60-80cm	1+1: Branched: 3brks: BR
14	Prunus domestica (Wild Plum)	60-80cm	1+1: Branched: 3brks: BR

NOTES: Species to be planted in a double staggered row, 450mm between rows where there are existing gaps. Trees planted at minimum 10 cm centres. Spiral guards to be used on hedgerow plants.

Proposed Native Planting Mix - Area A			
No.	Species	Height	Specification
6	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3brks: BR
6	Crataegus monogyna (Hawthorn)	60-80cm	1+1: Branched: 3brks: BR
19	Hedera helix (Ivy)		9cm plug plants
19	Lonicera peridymnum (Honeysuckle)		9cm plug plants

NOTES: Groundcover species to be planted on a 1m square grid. Shrubs to be planted in groups of 3 and evenly distributed among groundcover.

Proposed Native Planting Mix - Area B			
No.	Species	Height	Specification
9	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3brks: BR
9	Prunus spinosa (Blackthorn)	60-80cm	1+1: Branched: 2brks: BR
9	Crataegus monogyna (Hawthorn)	60-80cm	1+1: Branched: 3brks: BR
44	Hedera helix (Ivy)		9cm plug plants
44	Lonicera peridymnum (Honeysuckle)		9cm plug plants

NOTES: Species to be planted on a 1m square grid. Shrubs to be planted in groups of 3 and be evenly distributed among groundcover.

Proposed Native Planting Mix - Area C			
No.	Species	Height	Specification
5	Sorbus aucuparia (Rowan)	200-250cm	Feather: 2x : RB
5	Prunus domestica (Wild Plum)	200-250cm	Feather: 2x : RB
11	Corylus avellana (Hazel)	60-80cm	1+2: Branched: 3brks: BR
11	Crataegus monogyna (Hawthorn)	60-80cm	1+1: Branched: 3brks: BR

NOTES: Species to be planted on a 1m square grid. Shrubs to be planted in groups of 5-7. Trees to be evenly distributed among shrubs.

**Land north of
Pangbourne Hill,
Pangbourne**

Job Number: 25013

**Landscape and Biodiversity
Management Plan**

January 2016

Final Report
Rev E (Ramped Access)

Contents

1.	INTRODUCTION	1
PART I: BACKGROUND ASSESSMENTS AND STRATEGIES		3
2.	EXISTING SITE.....	3
PART II OVER-ARCHING MANAGEMENT OBJECTIVES.....		7
3.	MANAGEMENT PLAN OBJECTIVES	7
	<i>North Wessex Downs AONB Management Plan (2009-2014).....</i>	<i>7</i>
	<i>General management principles.....</i>	<i>7</i>
PART III MANAGEMENT PLAN AREAS.....		9
4.	MANAGEMENT PLAN AREAS.....	9
PART IV: DETAILED MAINTENANCE		19
5.	MAINTENANCE SPECIFICATION	19
6.	MAINTENANCE SCHEDULES	29
PART V. FORMAL MONITORING AND REVIEW.....		33
7.	PROVISION FOR FORMAL MONITORING AND REVIEW.....	33

Appendix 1: Drawings

- i. 25013-L-90-300 - Landscape management zoning plan Rev A
- ii. 25013-L-90-304 - Tree removal and replacement planting plan-Footway works Rev B
- iii. 25013-L-90-400 - Pangbourne Hill frontage and Car Park planting plan Rev C
- iv. 25013-L-90-401 - Woodland and grassland proposed planting plan Rev A
- v. 25013-L-90-402 - Hedgerow proposed planting plan
- vi. 25013-L-90-207 – Planting Plan of Pangbourne Hill Access Ramp

1. Introduction

- 1.1 This Landscape and Biodiversity Management Plan (LBMP) has been prepared by Broadway Malyan in support of the planning application for the proposed development on land north of Pangbourne Hill, Pangbourne on behalf of Pangbourne Beaver Properties Ltd (the Owner). Arboricultural advice by Middlemarch and ecological advice by ECOSA Ltd has been incorporated into the report.
- 1.2 The purpose of the LBMP is to provide details of the proposed landscape and ecological mitigation and enhancement works and their long term management associated with the proposals.
- 1.3 Following the submission of the planning application (reference: 14/03135/OUTMAJ), this report has been amended to reflect comments made by Jeremy Davy, Principal Ecologist at West Berkshire Council and Kirkham Landscape Planning Consultants, acting as landscape consultants to West Berkshire Council.

Definitions

- 1.4 For the purposes of the LBMP, the following definitions apply;

- 1) The Management Plan Site, hereafter known as 'the Site'.

This land comprises the Application Site and other land owned by Pangbourne Beaver Properties Ltd and is shown as the complete hatched area shown on the Landscape Management Zoning Plan Drawing No. 25013-L-90-300 rev A.

- 2) The Management Plan Areas.

These are defined as the discrete zones shown on the Landscape Management Zoning Plan Drawing No. 25013-L-90-300 rev A and annotated with the letters A, B, C, D, E & F.

Management Plan Structure

- 1.5 **PART I:** Summarises the important features of the Site, the principal findings of baseline surveys and assessment work, planning background and design intent which form the background to the LBMP. Consultations with the relevant authorities are also highlighted. This leads to the strategy for landscape and ecological mitigation, enhancement and management.
- 1.6 **PART II:** Sets out the general objectives and principals which apply to the landscape and ecological management of the Site with reference to the planning/management background.
- 1.7 **PART III:** Sets out the specific landscape and ecological management proposals for each of the Management Plan Areas. For the purposes of the LBMP, the Site has been divided into six separate management plan areas and landscape / ecological management objectives identified for each, defined as follows;
- A Residential Area: Management of planted communal areas and swales within the residential areas.
 - B Pangbourne Hill Frontage: Management of vegetation on Pangbourne Hill including detailed tree protection, tree removal and new planting.
 - C Public Open Space: Management associated with the provision of Public Amenity space and an Informal natural play area for 0-5 year old children.
 - D Woodland and Grassland: Management associated with two proposed woodlands, hedgerow and tree planting and chalk grassland.

- E Agricultural Land (including wooded area in north-east corner). Management principally associated with retention of areas in agricultural use and retention of woodland.
- F Cemetery Visitor Car Park; Management associated with proposed planting and grass seeding.

1.8 **PART IV:** Provides Technical information such as the maintenance specification, maintenance schedules with reference to relevant British Standards.

1.9 **PART V:** Sets out provisions for the formal monitoring and review of the LBMP.

1.10 **Figures**

- 25013-L-90-300 - Landscape Management zoning plan Rev A
- 25013-L-90-304 - Tree removal and replacement planting plan -Footway works Rev B
- 25013-L-90-400 - Pangbourne Hill frontage and Car Park planting plan Rev C
- 25013-L-90-401 - Woodland and grassland planting plan Rev A
- 25013-L-90-402 - Hedgerow planting plan
- 25013-L-90-207 - Planting Plan of Pangbourne Hill Access Ramp

PART I: BACKGROUND ASSESSMENTS AND STRATEGIES**2. Existing site**

- 2.1 The Site lies on the western edge of Pangbourne, on open rising ground in agricultural use above the Thames valley. The Site falls within the North Wessex Downs AONB, which is a landscape of national significance. It is one of thirty seven AONB's in England and Wales, and is considered to be of equivalent importance in terms of landscape quality as a National Park. The land to the north of the Thames River also falls within the Chilterns AONB.

Existing Landscape Character

- 2.2 The North Wessex Downs AONB Integrated Landscape Character assessment (2002) has been prepared to inform management decisions within the AONB and defines eight landscape types. The site falls in the AONB Landscape Type 2: Downland with Woodland, which encompasses the downland found in the east and southern part of the AONB, where extensive deposits of Clay-with-Flint overlie the Chalk. The landscape types can be further sub-divided into component landscape character areas and the site falls into Character Area 2B. Its key characteristics are extracted from the Landscape Character Assessment and are described below.

North Wessex Downs AONB: Character Area 2B Ashampstead Downs

- 2.3 The Ashampstead Downs are located on the eastern edge of the chalk upland of the AONB. The eastern boundary is formed by the River Thames, which cuts through the Goring Gap, separating the North Wessex Downs from the Chilterns.

Key Characteristics are summarised as follows:

- *chalk rocks overlain by a thick deposit of Clay-with-Flint producing heavy brown clay loamy soils. Better drained calcareous soils supporting arable production occur to the east of the area;*
- *elevated plateau incised by dry valleys running east-west including the distinctive Ashampstead valley system. At Goring Gap the ridges between the valleys form a series of bold headlands above the Thames Valley;*
- *extensive interconnected semi-natural woodland, much of ancient origin, on the valley sides and steep slopes creating a strong sense of enclosure, plus regular blocks of commercial plantation along the southern part of the dipslope;*
- *large scale open arable summits;*
- *pasture, including remnant herb-rich chalk grassland, concentrated along the steeper slopes, particularly along the escarpment or valleys;*
- *settlement consisting of hamlets and small villages of clustered form, often focussed around a crossroad or small green;*
- *an intricate winding network of minor roads, rural lanes and tracks, lined by dense hedgerows and woodland edges, often following lines of the dry valleys and contributing to the enclosed visual character;*
- *prominent archaeological feature of Grim's Ditch, runs across the northern section of the area - visible due to the accompanying line of trees*

- *varied field pattern, including both sinuous medieval and post medieval enclosure and regular, straight edged fields resulting from Parliamentary enclosure;*
- *intimate scale, enclosed views - a quiet, rural landscape.'*

Landscape Strategy

- 2.4 The approach to the development of the site has been strongly informed by existing assessments and studies of landscape character and sensitivity as well as the Applicants own appraisals. Key existing landscape character assessments include the North Wessex Downs AONB - Integrated Landscape Character Assessment (March 2002) and the North Wessex Downs AONB Management Plan (2009-2014), which have been referred to earlier in this report.
- 2.5 A significant existing study is also the West Berkshire Landscape Sensitivity Assessment, (2011). This study was carried out to assess the potential landscape impact of the scale, distribution and location of housing for the rural service centres and service villages in the AONB, as part of the Strategic Housing Land Availability Assessment (SHLAA) for the Core Strategy. The study concluded that some development can be accommodated adjoining the settlement of Pangbourne within the SHLAA sites examined (which included the Application site), without incurring material harm to the special qualities and natural beauty of the AONB.
- 2.6 The study also recommended that any development on the site should be subject to the following constraints to ensure the protection and enhancement of the AONB
- The mass and scale of development should not be visually intrusive and must not detract from views of the Thames valley and Chilterns
 - The western boundary should be planted with woodland designed to respect the local topography and vegetation pattern and contain the settlement
 - The continuous bank and tree cover along Pangbourne Hill/Road should not be broken to provide access to the site
 - The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate.
 - The layout should work with the grain of the topography and be restricted to lower slopes below the 75m AOD contour or 70m AOD where the site is more visually exposed.
- 2.7 These recommendations were substantiated by the landscape appraisal by Broadway Maylan dated April 2013.
- 2.8 The AONB designation, which represents a landscape of national significance, therefore underpins the overall approach to the site. The primary objective throughout the design process has been to ensure that the proposed development will conserve and, where possible, enhance the AONB landscape and the character and setting of Pangbourne. This is in accordance with the West Berkshire Core Strategy, which identifies that in assessing the acceptability of small scale extensions to Pangbourne, the over-riding consideration will be the impact of the development on the natural beauty of the AONB landscape, including the character and setting of Pangbourne itself.
- 2.9 In summary the overall objectives of the landscape strategy may be described as follows;
- Mitigate the impact of proposed housing on the AONB by providing a 'soft transition' between open countryside and the new settlement edge.
 - Enhance the setting of Pangbourne.

- Minimise the impact of proposed housing and associated vehicular and pedestrian access works on Pangbourne Hill frontage.
- Enhance the landscape character of the site and its contribution to the landscape and scenic beauty of the AONB through the planting of new woodland copses and chalk downland.
- Mitigate impacts on nature conservation and enhance the range and quality of natural habitats to create the potential for benefits to biodiversity.

2.10 These objectives are achieved through a number of strategic measures described below;

- Restriction of development to lower parts of the site, below the 75m AOD contour.
- Creation of a new 'soft' development edge, through the planting of mixed woodlands, tree planting and chalk grassland to provide a subtle visual screen and soft transition with the open countryside to the north and west. At the same time allowing for the opportunity for some long distant views across the valley to rolling countryside from the new housing.
- Strengthening of the western edge of site with native tree and hedge planting and replacement of failing plants within the existing planting strip.
- Enhancement of the local landscape through the creation of copses of mixed woodland located on the highest points on the site, which are characteristic of the wooded upland landscape character and which will also provide opportunities for wildlife habitat.
- Landscape enhancements to Pangbourne Hill through a comprehensive hard and soft landscape strategy which will include the planting of new indigenous woodland, and under-storey planting.

Existing Site Ecology

- 2.11 The ecological strategies for the site are based on Phase 1 and Phase 2 ecological surveys undertaken by ecological consultants, ECOSA Ltd in 2014. This comprised an updated extended Phase 1 ecological assessment undertaken in April 2014 and Phase 2 Bat transect, reptile and dormouse surveys undertaken between May and October 2014.
- 2.12 The surveyed areas comprised a mixture of open grassland, hedgerows, broad-leaved and plantation woodland and within Management Plan area E, a small area of species-rich calcareous grassland,
- 2.13 The site contains three active badger setts; a large active main sett in Management Plan Area E with associated annex sett and a small outlier sett within the southern boundary to Pangbourne Hill, edge of Management Plan Area B.
- 2.14 The Bat transect survey identified five species of bat foraging and commuting within the site. The activity recorded is typical of the rural setting.
- 2.15 The dormouse survey identified the presence of dormouse at the site.
- 2.16 The reptile survey identified a high population of slow worm at the site and a low population of grass snake.
- 2.17 The full details of the results of these surveys are described within the Ecological Assessment by Ecosa (revision 4, dated March 2015).

Ecological Strategy

- 2.18 The overarching ecological strategy seeks to mitigate ecological impacts that arise from the development and create and manage habitats to deliver significant biodiversity benefits.
- 2.19 In summary the strategy objectives are defined as follows:
- To protect the population of slow-worm *Anguis fragilis* and grass snake *Natrix natrix* present within the site and secure their long-term conservation status;
 - To protect the population of badger *Meles meles* at the site including the outlier sett recorded along the Pangbourne Hill Embankment;
 - To protect the population of dormouse *Muscardinus avellanarius* at the site and secure the favourable conservation status of the species; and
 - Where possible to improve the ecological value of the site through the enhancement proposals.
- 2.20 The objectives are achieved through mitigation and enhancement measures which are included in this Landscape and Biodiversity Management Plan. Full details of the measures, including those required during the construction phase are outlined within the Ecological Assessment by ECOSA (revision 4, dated March 2015).

Consultation on Landscape Management Proposals

- 2.21 Outline consultation with the highway and planning authority on tree removal and maintenance has occurred during the preparation of the proposals.
- 2.22 As noted previously, this report also incorporates comments made by Jeremy Davy, Principal Ecologist at West Berkshire Council.

PART II OVER-ARCHING MANAGEMENT OBJECTIVES

3. Management Plan Objectives

- 3.1 The management objectives for the proposed development have been developed in accordance with the AONB Management Plan outlined below:

North Wessex Downs AONB Management Plan (2009-2014)

- 3.2 The North Wessex Downs AONB management plan has been prepared by the North Wessex Downs Council of Partners on behalf of the constituent local authorities of the AONB in July 2009 to oversee the future of the AONB.
- 3.3 This document is the statutory Management Plan for the nationally designated and protected landscape of the North Wessex Downs AONB, as required under the Countryside and Rights of Way (CRoW) Act 2000.
- 3.4 The Management plan seeks to ensure enhanced landscape planning, protection and management through quality objectives and an effective policy framework to encourage initiatives that facilitate sustainable land management. For the purposes of this management plan, the management guidelines for the 'Downland with Woodland - 2B Ashampstead Downs' Character area have been outlined below:

Management of 'Downland with Woodland - 2B Ashampstead Downs'

- 3.5 "The overall management objective is to conserve and enhance the secluded rural character of the Downland with Woodland landscape type and its special qualities of peacefulness and tranquillity.

Key features to be conserved and enhanced are:

- *chalk grassland habitats with opportunities for habitat restoration and enhancement;*
- *the pattern and character of woodland and hedgerows, through appropriate and sustainable management, including reintroduction of coppicing and hedgerow management and restoration of hedge boundaries;*
- *archaeological sites, historic field patterns, historic parkland, and the historic lane network, including the characteristic sunken lanes;*
- *the distinct character and pattern of settlement of small hamlets and villages assimilated within the landscape and scattered farms;*
- *the downland summits, strong skylines and open panoramic views, which are particularly vulnerable to large scale/tall infrastructure"*

General management principles

- 3.6 The specific management objectives for the Management Plan areas of the site are set out in Part III. There are however a number of general landscape and ecological management principles which apply to all areas across the site. These are set out below:
- To assess each development parcel prior to commencement of construction works on site and to take appropriate measures for tree protection, where appropriate. Measures for the protection of trees are set out in BS 5837:2012 and will be incorporated into an Arboricultural Method Statement to be submitted and approved by the Local Planning Authority prior to the commencement of development.

- To maintain all trees, existing and new, in a healthy and safe condition by regular inspection and management by Arboricultural specialists. This includes management of Elm trees affected by Dutch Elm Disease through regular monitoring.
- To manage all landscape and open space areas creatively and actively applying good horticultural and ecological practice to all operations and ensure that the principles of the masterplan are achieved.
- To promote healthy growth and establishment of all plants, trees, grass and wildflower areas to minimise the need for remedial work and replacement.
- To ensure long term commitment to replacement of defective plant material.
- To ensure consistent control of invasive weeds and provide protection against pests and diseases.
- To maintain footpaths, fences and other structures, including play equipment, in a safe and functional condition.
- To maintain all public areas in a safe and clean condition by regular removal of litter and other debris, including measures to minimise dog fouling.
- Woodland management to be maintained in line with AONB objectives and promote wildlife and species diversity where appropriate.
- To encourage woodland and hedgerow management and restoration.
- To promote optimum display and flowering periods and stem colour and ensure development of optimum plant form, shape, and planting density.
- To effectively manage the proposed chalk grassland and woodland to the north of the development and reconnect with other surrounding habitats.
- To re-create and successfully maintain proposed chalk grassland habitat in conjunction with woodland to provide a soft transition into the countryside in keeping with the characteristics of the North Wessex Downs AONB.
- To retain and manage habitats to promote improvements in biodiversity

Part III MANAGEMENT PLAN AREAS

4. Management Plan Areas

4.1 For the purposes of the LBMP, the site has been divided into six Management Plan areas (refer to 25013-L-90-300-Landscape management zoning plan_rev A), listed as follows;

- A Residential Area: Management of tree and shrub planting associated with residential areas
- B Pangbourne Hill Frontage: Management of vegetation on Pangbourne Hill including detailed tree protection, tree removal and new planting.
- C Public Open Space: Management associated with the provision of Public Amenity space and an Informal natural play area for 0-5 year old children.
- D Woodland and Grassland: Management associated with two proposed woodlands, hedgerow reinforcement planting, tree planting and chalk grassland creation.
- E Agricultural Land. Retention of areas in agricultural use.
- F Cemetery Visitor Car Park; Management associated with proposed planting and grass seeding, plus inspection and repair or hard surfaces as required.

A. Residential areas

4.2 Management relates to the soft landscaping of the communal areas within Area A which provide a green structure and landscape setting, comprising of individual tree specimens, grass verges, swales and proposed landscape compartments. The proposed landscape compartments comprise of native hedgerows, tree and shrub planting in order to provide a strong landscape structure to the residential area. Management objectives attributed to each landscape component are described below. Note that the management of all private gardens will be the responsibility of the individual home owners.

4.3 Existing trees: existing trees and shrubs to be healthy, free of disease, damaged or broken stems/branches, dead wood, etc.

4.4 Proposed trees: Proposed native trees are defined as informal specimen trees in hard surfaces or grass verges and trees within proposed landscape compartments to add scale and distinctiveness to the different lanes within the residential area. Management objectives are as follows;

- Ensure that good horticultural practice e.g. pruning is employed to maintain long term health and vitality of all trees.
- Ensure well-balanced crowns and natural shape.
- Ensure clear stems to 2m to ensure sightlines remain unobstructed.

4.5 Proposed Hedges: Native hedges and hedges within landscape compartments.

Management objectives include as follows;

- The objective is to develop and maintain hedge lines with dense leaf cover from the base to the top whilst keeping roads, drives, cycle-ways, footpaths and sight lines unobstructed.
- Hedge heights to be agreed as detailed designs develop.

- Native species are selected with a variety of both deciduous and evergreen species according to location, function and aspect.

4.6 Shrub planting to proposed buffers and landscape compartments.

Opportunities should be taken for introducing native shrubs and those with particular wildlife value. Native shrub planting between the proposed development edge and proposed footpath along the top of the bank will provide an attractive buffer and provide further ecological enhancement.

Careful consideration should be given to choice of species to minimise need for maintenance operations like pruning and to fulfil design objectives for the main character areas and masterplan features. Management objectives include as follows;

- Ensure that good horticultural practice is employed to maintain long term health and vitality of all trees, shrubs, hedges and planted areas
- Planting to be thinned / re-spaced in order that they have sufficient room to develop
- Maintain a clean and safe environment.
- Ensure horticultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

4.7 Grassed areas

There will be a limited number of grassed areas for example in verges and outside front gardens within the housing areas. Management objectives include as follows;

- Ensuring sward is maintained to provide a tidy appearance and allow good visibility at key junctions.
- Establishing an annual programme of aeration and feeding.
- Employing horticultural techniques which use organic fertilizers and minimize the use of chemicals wherever possible.

4.8 Vegetated Swales

Manage vegetated swales where feasible to provide a sustainable solution for storm water drainage. Management objectives include as follows;

- Ensuring a fine, close growing water – resistant grass and vegetation to increase surface area and effectiveness of the swale system.
- Maintaining a dense healthy grass/vegetation cover. Damaged areas should be restored immediately to prevent damage from erosion of exposed soil.
- Periodic mowing ensuring grass never cut shorter than the design flow depth (i.e depth of storm water).
- Ensuring regular removal of litter, silt and cuttings.
- Mixture to contain species as follows (or similar);

Leontodon autumnalis (Autumn hawkbit)

Centaurea nigra (Common knapweed)

Rumex acetosa (Common sorrel)

Succisa pratensis (Devil'sbit scabious)

Ranunculus acris (Meadow buttercup)

Geranium pratense (Meadow cranesbill)

Filipendula ulmaria (Meadowsweet)

Leucanthemum vulgare (Ox-eye daisy)

Lychnis flos-cuculi (Ragged robin)

Plantago lanceolata (Ribwort plantain)

Prunella vulgaris (Selfheal)

Geum rivale (Water avens)

Achillea ptarmica (Sneezewort)

Iris pseudacorus (Yellow flag)

Grasses:-

Agrostis castellana (Highland bent)

Cynosurus cristatus (Crested dogs tail)

Alopecurus pratensis (Meadow foxtail)

Festuca rubra ssp. *Litoralis* (Slender creeping red fescue)

Deschampsia caespitosa (Tufted hair grass)

B. Pangbourne Hill Frontage:

- 4.9 Some trees are lost due to the construction of the new footway and link at the eastern end of the scheme and the improvements to the existing site access. An opportunity is taken to provide infill shrub planting where there are existing gaps in the existing tree cover and new tree planting at the higher level to provide improved tree cover. Tree removal and replacement is shown on the accompanying drawing 25013-L90-304 Rev B, which illustrates the trees lost to the footway /site access works and the proposed infill planting.

Details of proposed planting are shown on dwg. 25013-L-90-400_rev C (Pangbourne Hill and Car Park planting plan) and 25013-L-90-207 (Planting Plan of Pangbourne Hill Access Ramp). Based on the local rural character along road edges of Pangbourne, a selection of mixed native species are proposed for the infill planting of Pangbourne Hill. Proposed species are rowan, hazel, wild plum, field maple, hawthorn, crab-apple and a ground cover of ivy and honeysuckle. The planting of large trees within the bank is avoided for health and safety reasons due to the risk of falling on the carriageway.

- 4.10 In addition, a proposed native hedge running along the length of the proposed footpath and post and rail fence at the top of the bank will provide additional screening of the development and enhancement of the frontage.

- 4.11 The early implementation of the proposed native infill planting and native hedge prior to commencement of works (other than access works) will be beneficial for ecological mitigation and enhancement.
- 4.12 The existing trees that have developed on the side slopes of the road are predominantly young Elm trees. Although contributing to the rural character of the road, the trees are susceptible to Dutch Elm Disease (*Ophiostoma novo-ulmi*) and provide limited screening by foliage. Dutch Elm Disease is caused by two related species of fungi in the genus *Ophiostoma* which are spread by various elm bark beetles.
- 4.13 It is proposed to remove trees with Dutch Elm Disease that present a risk to health and safety. The following is a list of symptoms, diagnosis and management.
- 4.14 The progression of Dutch Elm Disease within a tree typically results in the crown of the tree dying first and consequently there is a risk to road users from branch failure occurring.
- 4.15 *'Symptoms:*
- *Symptoms first appear in early summer : Clusters of leaves turn yellow and wilt*
 - *Leaves later turn brown and fall sometimes giving the appearance of scorching.*
 - *Affected branches begin to die back from the tip, the twigs sometimes turning down as they die to form little 'shepherds' crooks' which persist and are of some value in detecting diseased trees during the winter.*
 - *Affected shoots die back from the tip and twigs sometimes turn down to form 'shepherd's crooks which persist and are of some value in detecting diseased trees during the winter.*
 - *Bark peels off infected branches.*
 - *Trees may display a mixture of healthy and diseased foliage and shoots*
 - *In a severe attack, the entire tree is often killed before the end of the summer; but even if it survives it may well die in the following spring.*
- 4.16 *Diagnosis:*
- *If twigs from the affected part of a tree are cut in cross section, they show dark brown spots in the outer wood, often in sufficient number to form a definite ring. If the bark and a few shavings of the outer wood are removed from an affected branch, longitudinal brown streaks of varying lengths can be seen. These correspond with the brown spots observed in cross section. The markings may not be evident in all the branches that are dying back; this is especially the case with lower branches of large trees.' (Elm Tree Disease Identification Guide, Forest Research, Forestry Commission, UK)*
- 4.17 *Management :*
- All Elm trees on Pangbourne Hill are to be assessed once annually by inspection in early summer when the symptoms may first appear. Any diseased trees are to be felled in accordance with best practice to an agreed method statement and their subsequent replacement by native trees such as rowan, wild plum, field maple or crab apple will ensure a continual and more sustainable wooded character to Pangbourne Hill.

C. Public Open Space

4.18 The public amenity space forming part of the proposed development will cater for passive recreation serving the local population and will comprise of native shrub and grassland and an informal natural play area forming an edge to the proposed woodland.

4.19 Proposed trees e.g. oak, lime trees.

- Proposed trees are defined by informal specimen trees forming part of the woodland edge to the proposed woodland.
- All proposed trees to be native species of local provenance. Proposed species are beech, oak, rowan, lime and Scots pine.

Management objectives include as follows;

- Ensuring that good horticultural practice is employed to encourage long term health and vitality of all trees.
- Maintaining the trees in a safe condition for continued public enjoyment.

4.20 Shrub planting : Native

- Native shrub planting will form part of structure planting and hedges, but will also be found in groups throughout public open spaces, where the objective is to let species grow naturally to increase habitat potential and interest from flower, fruit and autumn colour.

Management objectives include as follows;

- Opportunities should be reviewed for introducing native shrubs and those with particular wildlife value into planted areas.
- Maintain a clean and safe environment.

4.21 Grasslands – Meadow grass

- These grasslands have to be robust to withstand intensive use from general informal recreation

Management objectives include as follows;

- Allow the meadow sward to meet and link up the scrub and tree planting and enhance the wildlife corridor function of the shrub planting.

4.22 Grasslands – Mown Footpaths

- Mown grass paths feature in the Meadow grassed areas provide indicative long and short routes through the Public Open Space.

Management objectives include as follows;

- Clearly signpost routes and cut these during the growing season, to 2m minimum widths allowing two people to walk side by side.

4.23 Natural Play area:

- This is a small informal natural play space which use landscape features such as landform and natural features such as logs that offer play value.
- Management is to allow for regular maintenance and checking of all play features and surfaces to ensure continual safety for the enjoyment of the public.

D. Woodland and Grassland

4.24 This area contains two proposed woodlands, the proposed chalk grassland, tree and shrub planting to the base of the overhead power line tower and tree planting to the southern boundary with the proposed housing. This area will be planted with native species and designed to be in keeping with the surrounding rural character; to provide a soft transition between the proposed development and countryside and reinforce the local landscape character.

4.25 The new woodland planting will also provide habitat for all types of fauna, especially dormouse as a mitigation measure for the loss of existing planting on Pangbourne Hill as a result of the footway works and access proposals. The proposed chalk grassland aims to support the relocated population of reptiles currently on site. In order to provide effective ecological mitigation for these species, an early implementation of the woodland and grassland prior to commencement of building works is essential.

4.26 Proposed Management objectives for the Woodland include as follows;

- Strengthening of Woodland edges with planting to provide structural diversity and where possible, to provide some limited future screening benefits from future tree removal.
- Enrichment of scrub in proposed woodland areas when gaps arise by under-planting thinned woodlands with native tree and shrub planting.
- Proposed native planting with trees of local provenance comprising beech, oak, rowan, lime and Scots pine.
- Removal and tree surgery works to make safe identified dangerous trees
- Thinning and the selective removal of trees to promote woodland canopy and root development.
- Thinning and the selective removal of main canopy and understory trees to increase sun light availability to promote ground flora and native tree & shrub understory development.
- Retention of standing and fallen deadwood during tree works.
- Future control of invasive species (not currently present), if they occur including *Rhododendron ponticum* removal and herbicide control to enable understory development; and Japanese Knotweed (*Fallopia japonica*) herbicide control to restrict its expansion.
- Maintenance of woodland trees along the fence boundary adjacent to Public Open Space in a safe condition for continued public enjoyment.
- Protection from deer and rabbit damage by provision of a 2m high deer-proof fence with an integrated rabbit-proof mesh along the periphery of Woodland 1 and Woodland 2.

4.27 Proposed Management objectives for the Woodland under storey - shrub planting

- Promotion of the development of a native understory.
- Shrub planting to include hazel, hawthorn, blackthorn, crab apple, wayfaring tree, spindle and field maple to form part of the structure planting and hedges, where the objective is to let species grow to their natural shape and height to increase habitat potential and interest from flower, fruit and autumn colour.
- Proposed management of hazel species as long rotation coppice to provide potential dormouse habitat.

4.28 Proposed Management objectives for the Tree and shrub planting alongside the overhead transmission line tower and boundary with proposed residential area;

- Proposed trees are defined by informal tree and shrub clumps and specimen trees
- All proposed trees to be native species of local provenance.

Management objectives include as follows;

- Ensuring that good horticultural practice is employed to encourage long term health and vitality of all trees.
- Maintaining the trees in a safe condition for continued public enjoyment.
- Protection from deer and rabbit damage by deer and rabbit proof fencing or shelters.

4.29 Existing hedges: The objective is to increase the habitat potential of the hedges, which also contain mature trees, whilst maintaining them as strong landscape features particularly where the existing hedgerow is sparse. Boundary hedges, where dormouse may be present should be allowed to maintain a more bushy structure.**4.30 Proposed native hedge and bolster planting to existing hedge along western boundary;**

- Mixed native species hedgerow to be planted with species of local provenance namely hawthorn, field maple, hazel, wild plum and blackthorn with standard oak trees at minimum 15m intervals. (refer to dwg.25013-L-90-401 - Woodland and grassland planting plan_rev A and 25013-L-90-402 - Hedgerow planting plan)

Management objectives include as follows;

- Allow hedges to develop in form, so that they can become stronger landscape features and attract a wide variety of wildlife.
- Bolster planting to boundary vegetation where existing hedge plants are failing to increase habitat value.

4.31 Chalk grassland :

Mixture to contain species and percentage composition as follows (or similar mix);

0.5% Achillea millefolium (Yarrow),

0.8% Anthyllis vulneraria (Kidney Vetch),

0.4%	<i>Avenula pratensis</i> (Meadow Oat-grass).
2.4%	<i>Briza media</i> (Quaking Grass),
1%	<i>Centaurea nigra</i> (Common Knapweed),
2%	<i>Centaurea scabiosa</i> (Greater Knapweed),
0.4%	<i>Clinopodium vulgare</i> (Wild Basil),
32%	<i>Cynosurus cristatus</i> (Crested Dogstail),
0.6%	<i>Daucus carota</i> (Wild Carrot),
22%	<i>Festuca ovina</i> (Sheep's Fescue),
16%	<i>Festuca rubra</i> (Slender-creeping Red-fescue),
1%	<i>Galium verum</i> (Lady's Bedstraw),
2%	<i>Knautia arvensis</i> (Field Scabious),
1.2%	<i>Koeleria macrantha</i> (Crested Hair-grass),
0.4%	<i>Leontodon hispidus</i> (Rough Hawkbit),
1.5 %	<i>Leucanthemum vulgare</i> (Oxeye Daisy),
2 %	<i>Lotus corniculatus</i> (Birdsfoot Trefoil),
1.2%	<i>Onobrychis viciifolia</i> (Sainfoin)
0.2%	<i>Origanum vulgare</i> (Wild Marjoram),
6%	<i>Phleum bertolonii</i> (Smaller Cat's-tail),
0.4%	<i>Plantago media</i> (Hoary Plantain),
2%	<i>Poterium sanguisorba</i> (Salad Burnet),
1.5%	<i>Primula veris</i> (Cowslip),
1.5%	<i>Ranunculus acris</i> (Meadow Buttercup),
1%	<i>Scabiosa columbaria</i> (Small Scabious).

Management objectives include as follows;

- Management geared toward maintaining species diversity.
- This area of chalk grassland beyond the proposed Woodland will be maintained as a mosaic of short, long and tussocky grassland to provide habitat for the existing reptile population (refer to dwg no. 25013-L-90-401 - Woodland and grassland proposed planting plan_rev A for 'reptile relocation area'). In addition, log piles and brash from woodland thinning would be placed in the grassland to provide hibernacula for reptiles.
- *Avenula pratensis* (Meadow Oat-grass) to be hand sown around the edges of the meadow next to woodland edges and hedgerows to create tussocky edges.

- To achieve a range of micro-habitats by varying cutting heights across areas of the chalk grassland to create areas of short grass, taller grass and tussocky grass. This will ensure a rich reptile habitat where long areas of grass provide cover whilst short areas of grass provide areas for basking.
 - Cutting/mowing: Cutting/mowing should be restricted to once annually in November/December during the reptile hibernation period in order to minimise risk of injury/killing. A third of the chalk grassland should be cut short each year in November/December in irregular shapes and on rotation ensuring that remaining areas of grassland are left as longer areas (long areas of grass maintained at approximate sward height of 45cm). Cutting of chalk grassland edges to maintain an element of tidiness should be undertaken once every other year in June. Arisings collected and piled up around the edges of the meadow to rot down to provide habitat and breeding area for grass snakes. Arisings are to be removed from site only when there is too much to pile up.
 - Avoid applying artificial fertilisers or manure as this will increase nutrient levels as recreating chalk grassland is most successful on soils thin and low in nutrient. (Increased nutrient levels, favour more competitive species and therefore damage the botanical interest of the site.)
 - Encourage scattered blocks of shrub and scrub around edges to provide nesting sites for breeding birds, shelter for species such as invertebrates and reptiles, and berries for migrating and over-wintering birds.
- 4.32 Refer to dwg.no. 25013-L-90-401 rev A-woodland tree and grassland proposed planting plan for detailed woodland planting proposals and area of Chalk grassland.

E. Agricultural Land

- 4.33 This is to be retained in Agricultural use and maintained accordingly dependent on required farming practice.
- 4.34 The area of woodland is to be protected and managed, consistent with the woodland management objectives in Management Plan Area D.
- 4.35 The Calcareous area of grassland on the steep slopes next to West Hill house is to be retained and set-aside from agricultural practices. The management objectives shall be consistent with the chalk grassland in Management plan Area D.

F. Cemetery Visitor Car Park

- 4.36 This area includes an area of tree and shrub planting to screen and surround the proposed area of car parking. All proposed trees to be native species of local provenance. Proposed species are rowan, plum and field maple. Proposed native shrub species of local provenance are hazel, hawthorn and blackthorn.
- 4.37 Management objectives include;
- Maintenance of a clean and safe environment to allow good visibility for car drivers entering and leaving car park and safe use by pedestrians walking to and from cemetery.
 - Ensure horticultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

- Longer term thinning and the selective removal of trees to promote woodland canopy and root development and increase sun light availability to promote ground flora and native tree & shrub understory development.
- Control of invasive species when they occur including Rhododendron ponticum removal and herbicide control to enable understory development; and Japanese Knotweed (*Fallopia japonica*) herbicide control to restrict its expansion.
- Inspection and repair of hard surfaces as required.

4.38 In the event that the Council refuses the offer to transfer the Cemetery Visitor Car Park, the Owner will manage the Cemetery Visitor Car Park in accordance with the Landscape and Biodiversity Management Plan and will make it available for use for this purpose.

PART IV: DETAILED MAINTENANCE

5. Maintenance specification

Introduction

A 5 year aftercare maintenance period is to be built into the implementation contract to cover intensive post-installation maintenance requirements for the whole of the landscape works outside the curtilage of privately owned gardens. During this period the contractor is responsible for all horticultural maintenance operations, including planting which has failed to flourish. At the end of the initial 5 year aftercare period any defects in soft landscape materials due to materials failure or workmanship will be rectified.

Typical Management / Maintenance operations

- 5.1 The following specification items are to be addressed within the long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions which would be expected to form the basis of the contract documentation.
- 5.2 The landscape maintenance contractor will be required to apply his expertise in relating these to the Management. Objectives above in producing annual programmes of work.
- 5.3 Generally
 - i) Watering
 - Supply: Submit proposals.
 - Quantity: Wet full depth of topsoil.
 - Application: Do not damage or loosen plants.
 - Compacted soil: Loosen or scoop out, to direct water to rootzone.
 - Frequency: As necessary for the continued thriving of all planting.
 - If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.
 - ii) Disposal of Arisings (unless specified otherwise)
 - Biodegradable arisings: Remove to recycling facility.
 - Grass cuttings: Remove to recycling facility.
 - Tree roots and stumps: Remove from site.
 - Shrub and tree prunings: Remove to recycling facility.
 - Litter and non-biodegradable arisings: Remove from site.
 - Chipping or shredding not permitted on site.

iii) Litter

- Extraneous rubbish not arising from the contract work: Collect and remove from site.

iv) Protection of existing grass

- General: Protect areas affected by maintenance operations using boards/tarpaulins.
Do
- Not place excavated or imported materials directly on grass.
- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

5.4 Amenity grassed areas

i) Generally

- Before mowing: Remove litter, rubbish and debris.
- Finish: Neat and even, without surface rutting, compaction or damage to grass.
- Edges: Leave neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas: Sweep clear and remove arisings.
- Drought or wet conditions: Obtain instructions.

ii) Tree stems

- Thick mulch around individual trees in development to avoid strimming near the tree stem.
- Precautions: Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

iii) Mowing strips

- Location: Along the base of walls, fences and hedges.
- Width (approximate): 150 mm.
- Operations: Maintain by applying a suitable herbicide twice during the growing season.

iv) Grass cutting

- Grass height: Maintain between 25 and 50 mm.
- Arisings: Remove.
- Water as deemed necessary to secure early establishment and to avoid the need for reseeding due to dry periods
- Edging carried out as part of grass cut where amenity mown grass meets hard surfaces.

v) Re-instatement of damaged lawns

- Damaged turf: Remove to a depth of 30 mm.

- Preparation: Cultivate substrate to a fine tilth.
- Reinstatement: Contractor's choice of turfing or topsoiling and reseeding:
- Turfing: Quality and appearance to match existing.
- Reseeding: Fill with fine topsoil to BS 3882 multipurpose class, free from stones, debris and weeds. Reseed with a seed mix to match existing grass in quality and appearance.
- Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

5.5 Grassed areas

i) Meadow Grass (Public Open Space) - Maintenance cuts

- Preparation: Before each cut remove litter and debris.
- Establishment of meadow grass to be controlled by regular mowing throughout first year, e.g. cutting to a height of 5 cm every 2 months, or when the sward height reaches 15cm, whichever is sooner, to encourage establishment. All cuttings should be removed from areas.
- Year 3 onwards the meadow should be left until the flowers have finished flowering in the late summer early autumn (August/September). Remove all arisings to prevent nutrient enrichment.
- Control scrub and invasive grass species to maintain the diversity of the meadow grassland: In addition to the mowing regime, spot treat with selective herbicide for 2 years to deal with pernicious perennial weeds

ii) Chalk Grassland areas – Maintenance cuts

- Chalk grassland areas to be maintained as a mosaic of short grass and long grass to support the current site reptile population (refer to dwg no. 25013-L-90-401 - Woodland and grassland proposed planting plan_rev A for 'reptile relocation area').
- A third of the chalk grassland should be cut short each year in November/December in irregular shapes and on rotation ensuring that remaining areas of grassland are left as longer areas (long areas of grass maintained at an approximate sward height of 45cm).
- Cutting of chalk grassland edges to maintain an element of tidiness should be undertaken once every other year in June.
- Arisings collected and piled up around the edges of the meadow to rot down to provide habitat and breeding area for grass snakes. Arisings are to be removed from site only when there is too much to pile up.

5.6 Vegetated Swales

i) Maintenance cuts

- Preparation: Before each cut remove litter and debris and check for wildlife.
- Ensure a fine, close growing water – resistant grass and vegetation to increase surface area and effectiveness of the swale system. Appropriate vegetation may include Native wildflowers and grasses.

- Establishment of swale grasses to be maintained by mowing twice annually - Grasses never cut shorter than the design flow depth (i.e depth of storm water).
- Mow areas of long grass or wildflowers in August/September and remove arisings to prevent them from becoming grown over with woody plants. Mow other areas of grass required for access more frequently as required.
- Maintain a dense healthy grass/vegetation cover. Damaged areas should be restored immediately to prevent damage from erosion of exposed soil.
- Clear excess silt and any blockages from silt traps and entrance grids to underground culverts once annually in autumn after leaf fall.

5.7 Mown Grass paths and signage

- Mown grass paths through longer grass minimum width 1m – cut to 60mm as desired.
- Footpaths and paved areas – Regular checking and making good of all hard surfaces as required.

5.8 Native Shrub/Structure planting

i) Establishment of new planting

- Keep planting beds clear of weeds by maintaining full thickness of mulch.
- Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1m or the surface of the original planting pit.
- Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Water when instructed.

ii) Tree stakes and ties

- Inspection/ Maintenance times: at the end of the growing season.
- Replace loose, broken or decayed stakes to original specification.
- If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
- Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.
- Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Removal of stakes and ties: in year 5 and when the tree is deemed firm and self-supporting.
- Fill stake holes with lightly compacted soil.

iii) Cutting and Pruning

- Removing branches: Do not damage or tear the stem or bark.

- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
- Any trimming, crown lifting or felling should be undertaken outside the breeding bird season (avoid March – August inclusive so as to avoid impacts on these species).
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.
- Coppicing of vigorous species on a five year cycle.

iv) Pruning ornamental shrubs

- General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Suckers: Remove by cutting back level with the source stem or root.
- Time of year:
 - Winter flowering shrubs: Spring.
 - Shrubs flowering between March and July: Immediately after the flowering period.
 - Shrubs flowering between July and October: Back to old wood in winter.
 - Rose bushes: Early spring to encourage basal growths and a balanced, compact habit.

v) Reinstatement of shrub areas

- Dead and damaged plants: Remove.
- Mulch/ matting materials:
 - Carefully move to one side and dig over the soil, leaving it fit for replanting.
 - Do not disturb roots of adjacent plants.
- Replacement plants:

Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.

- Additional requirements: Replace losses in year 1-3 only.
- Dressing: Slow release fertilizer:
 - Type: Organic. Application rate: As manufacturer's recommendations.

vi) Fertiliser – spring application

- Time of year: March or April.
- Type: Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
- Application rate: As manufacturer's recommendations.

vii) Weed control

- General: Remove weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: Reinstate to original depth.

5.9 Hedges

i) Hedge Laying

- Hedge laying to be carried out by a qualified subcontractor able to show experience through example and certificate
- Following review of the existing hedge, the subcontractor shall submit a method statement for approval before commencement of work on site
- Remove excess leaf mould, deadwood and other material from base of trees to provide clear cutting area
- Replant gaps with species indicated in schedule
- Trimming - cut away enough to open up stems for convenient pleaching. Leave tops bushy to form effective barrier when laid.
- Consider traditional 'laying' of some hedges to create denser long term barrier or screen.
- In natural areas such as the Public amenity space and boundary planting, maintain a free flowing form of hedge wherever possible. This will encourage more flowering and fruiting thus encouraging wildlife.

ii) Pruning generally

- Reduce all hedge plants with 1/3 in year 2 if not cut back at the time of planting in year 1.
- Fast growing hedges: Allow to reach planned height as rapidly as possible. Trim back lateral branches moderately.

- Slow growing hedges: Cut back hard in June and September to encourage bushy growth down to ground level and allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.
 - Time of year: after 3 years establishment. Regular trimming from June to September to a height of 1.5m, width 1m. Trim carefully and neatly to regular line and shape with vertical sides and remove current growth rather than old wood.
 - Boundary hedges, where dormouse are may be present should be allowed to maintain a more bushy structure.
 - Any trimming, crown lifting or felling should be undertaken outside the breeding bird season (avoid March – August inclusive so as to avoid impacts on these species.
- iii) Reinstatement of hedges
- Dead and damaged plants: Remove.
 - Mulch/ matting materials:
 - Carefully move to one side and dig over the soil, leaving it fit for replanting.
 - Do not disturb roots of adjacent plants.
 - Replacement plants:
 - Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
 - Additional requirements: Replace losses in year 1-3 only.
 - Dressing: Slow release fertilizer:
 - Type: Organic. Application rate: As manufacturer's recommendations.
- iv) Fertiliser – spring application
- Time of year: March or April.
 - Type: Slow release.
 - Spreading: Spread evenly. Carefully lift and replace any mulch materials.
 - Application rate: As manufacturer's recommendations.
- v) Weed control
- General: remove competing vegetation from hedge lines between 1 March to 30 September before weeds and grass set seed, by hand weeding or chemical means.
 - Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
 - Mulch: Reinstatement to original depth.
- vi) Control of invasive animals
- Check regularly that rabbit guards and rabbit fencing are securely
 - Remove rabbit guards in year 3 (unless otherwise agreed)

vii) Informal Play area

- Removal of leaves, litter, glass sharp objects and other debris (as required)
- Regular checking or surfacing such as grass, sand and mulch
- Natural play features such as logs, boulders and other non-prescriptive play elements to be checked monthly.
- ROSPA inspection (annually)
- Tightening of fixings as required

5.10 Trees

i) Tree work generally

- Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.
 - Any trimming, crown lifting or felling should be undertaken outside the breeding bird season (avoid March - September so as to avoid impacts on these species.
 - The relevant approvals for protected trees to be received before any works can take place.
- Protection: Avoid damage to neighbouring trees, plants and property.
- Standards: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- Removing branches: Cut as Arboricultural Association Leaflet 'Mature tree management'.
- Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Appearance: Leave trees with a well-balanced natural appearance.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Tree work: To be carried out by an approved member of the Arboricultural Association.
- Replace losses with original species.

ii) Cutting and pruning

- Tools: Appropriate, well maintained and sharp.
- Final pruning cuts:
 - Chainsaws: Do not use on branches of less than 50 mm diameter.
 - Hand saws: Form a smooth cut surface.
 - Anvil type secateurs: Do not use.
- Removing branches: Do not damage or tear the stem.
- Any trimming, crown lifting or felling should be undertaken outside the breeding bird season (avoid March – August inclusive so as to avoid impacts on these species).

- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
 - Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
 - Large branches: Remove only with prior approval.
 - Remove in small sections and lower to ground with ropes and slings.
 - Dead branches and stubs: When removing, do not cut into live wood.
 - Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
 - Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.
- iii) Tree stakes and ties
- Inspection/ Maintenance times: at the end of the growing season.
 - Replace loose, broken or decayed stakes to original specification.
 - If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
 - Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.
 - Where chafing has occurred, reposition or replace ties to prevent further chafing.
 - Removal of stakes and ties: in year 5 and when the tree is deemed firm and self-supporting.
 - Fill stake holes with lightly compacted soil.
- iv) Fertiliser – spring application
- Time of year: March or April.
 - Type: Slow release.
 - Spreading: Spread evenly. Carefully lift and replace any mulch materials.
 - Application rate: As manufacturer's recommendations.

5.11 Woodland

- i) Woodland planting maintenance
- Watering: In exceptional circumstances to prevent plants dying.
 - Loose plants: Refirm surrounding soil, without compacting.
 - Vegetation: Except trees and coppice shoots to be retained, cut down to 100 mm above
 - Ground level within the plantation area.

- Ditches and drains: Keep clear.
- ii) Coppicing
- Material to be coppiced All understorey material.
 - Standard: Good forestry practice.
 - Cut stems: As low as possible, or to previous coppice level. Finish: Leave sloping upward towards the centre to promote rainwater runoff.
 - Coppicing to be managed as long rotation coppice to provide potential dormouse habitat.

6. Maintenance Schedules

6.1 General

The LBMP plan is intended to provide a basic performance specification to enable a maintenance contractor to submit for agreement a detailed programme for a five year aftercare maintenance period following installation, of work which shall include scheduled dates for planting refurbishment and review. The following is an indicative annual schedule of maintenance visits applicable for the first five years of establishment. The LBMP is to be formally reviewed at the end of this period and thereafter, every 10 years for a total management plan period of 35 years in accordance with Section 7 of the LBMP.

The LBMP provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive. The landscape contractor is required to construct a schedule of operations specifying operations and frequency using his own experience and horticultural knowledge. The on-going programme of maintenance work will also include proposed frequency of visits and operations detailed in the specification, i.e. pruning. It shall also include scheduled dates for:

- Infrequent operations such as re-spacing of plants, pruning, topping up of mulch, replacement of plants / restocking of beds etc.
- Planting review and refurbishment
- Monitoring and review; the effectiveness of the management operations is to be closely and continually monitored and reviewed annually against this Specification and Landscape Maintenance Plan, with any resulting changes incorporated into the subsequent years' programme.

Indicative Schedules of annual maintenance operations

6.2 Amenity grassed areas

Month	Fertiliser	Mowing (Close-mown grass)
Jan		
Feb		
Mar	1 visit	2 visits
Apr		2 visits
May		4 visits
June		4 visits
July		4 visits
Aug		4 visits
Sept		4 visits
Oct	1 visit	2 visits
Nov		1 visit
Dec		

6.3 Meadow grassed areas and swales.

Month	Mowing (meadow areas and swales)	Mowing (close-mown margins)	Spot treatment of herbicide	Annual Clearance of woody species
Jan				
Feb				
Mar	1 visit	2 visits		
Apr		2 visits		
May		2 visits		
June		2 visits	1 visit*	1 visit
July		2 visits		
Aug		2 visits		
Sept	1 visit	2 visits		
Oct		2 visits		
Nov		1 visit		
Dec				

* herbicide spot treatment every 2 years in growing season

6.4 Chalk Grassland

Month	Mowing (main central area of chalk grassland)	Mowing (edges of chalk grassland)	Spot treatment of herbicide	Annual Clearance of woody species
Jan				
Feb				
Mar				
Apr				
May				
June		1 visit every other year for tidiness.		1 visit
July				
Aug				
Sept				
Oct				
Nov	1 visit for longer areas of grass.			
Dec	(areas varied on rotation)			

6.5 Trees planted as standards

Month	Watering	Fertiliser	Re-firming, stakes and ties
Jan			
Feb			
Mar		1 visit*	1 visit
Apr	2 visits		
May	2 visits		
June	2 visits		
July	2 visits		
Aug			
Sept			
Oct			1 visit
Nov			
Dec			

*fertiliser for the first 3 years after planting. Stakes and ties to be removed 3 years after planting and watering as necessary during periods of drought.

6.6 Feathered trees, whips, understorey and shrub mixes

Month	Watering	Weeding	Fertiliser	Re-firming, stakes and ties
Jan				
Feb				
Mar		1 visit	1 visit	1 visit
Apr	2 visits			
May	2 visits	1 visit		
June	2 visits			
July	2 visits	1 visit		
Aug				
Sept		1 visit		
Oct			1 visit	1 visit
Nov				
Dec				

*fertiliser for the first 3 years after planting. Stakes and ties to be removed 3 years after planting and watering as necessary during periods of drought.

6.7 Retained existing trees

Month	Check of health and form
Jan	
Feb	1 visit
Mar	
Apr	
May	
June	
July	
Aug	
Sept	
Oct	
Nov	
Dec	

6.8 Hedgerows

Month	Weeding	Fertiliser	Trimming of hedges	Watering
Jan				
Feb				
Mar	1 visit	1 visit		
Apr				2 visits
May	1 visit			2 visits
June				2 visits
July	1 visit			2 visits
Aug				
Sept	1 visit			
Oct		1 visit		
Nov				
Dec			1 visit (every other year)	

*fertiliser for the first 3 years after planting. Stakes and ties to be removed 3 years after planting and watering as necessary during periods of drought.

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: West Berkshire Local Plan Review - Consultation on Proposed Main Modifications.
Date: 28 January 2025 09:57:14
Attachments: [REDACTED]

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good morning

I am instructed on behalf of Mr and Mrs Fenton to make comments in respect of the proposed Main Modifications to the Council's LPR.

I attach the completed representations form and a supporting statement which addresses the specific main modifications to the plan and the proposals map that my clients have asked me to comment upon.

Please acknowledge receipt.

Kind regards

Simon Sharp LLB MSc MRTPI
Senior Planner



T: [REDACTED]
DD: [REDACTED]
M: [REDACTED]
A: Bagley Croft, Hinksey Hill, Oxford OX1 5BD
JPPC Ref:

My normal working days are Monday, Tuesday and Wednesday (full day) along with Thursdays (1330 – 1730)



**West Berkshire Local Plan Review 2022-2039 (LPR)
 Consultation on Proposed Main Modifications
 (6 December 2024 – 31 January 2025)**

Representation Form

Ref:
 (For official use only)

Please complete and return this form:	By email: planningpolicy@westberks.gov.uk
	By post: Planning Policy, Development and Housing, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	11:59pm on Friday 31 January 2025

Please read the **Guidance Note**, available on the Council's website <https://www.westberks.gov.uk/lpr-proposed-main-modifications>, before making your representations.

This form has two parts:
 PART A – Your details
 PART B – Your representation(s)

Please complete a new form for each representation you wish to make.

<u>PART A: Your details</u>		
<i>Please note the following:</i>		
<ul style="list-style-type: none"> <i>We cannot register your representation without your details.</i> <i>Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.</i> 		
	1. Your details	2. Agent's details (if applicable)
Title	Mr and Mrs	Mr
First Name*		Simon
Last Name*	Fenton	Sharp
Job title <i>(where relevant)</i>		Senior Planner
Organisation <i>(where relevant)</i>		JPPC Chartered Town Planner
Address* <i>Please include postcode</i>		Bagley Croft Hinksey Hill Oxford OX1 5BD
Email address*		[REDACTED]
Telephone number		[REDACTED]
Consultee ID <i>(if known)</i>		

*Mandatory Field

PART B – Your representation(s)

All comments made at previous stages of the LPR have been taken into account by the Inspector and there is no need to resubmit these. Publication of the proposed Main Modifications is a regulatory stage and any representations made should relate specifically to the legal compliance and soundness of the proposed Main Modifications and should not relate to parts of the Plan that are not proposed to be modified.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change.

Your name or organisation (and client if you are an agent):	Mr and Mrs Fenton
--	-------------------

Proposed Main Modifications and Proposed Changes to the Policies Map

1. Please indicate whether your representation relates to the Schedule of Proposed Main Modifications or the Schedule of Proposed Changes to the Policies Map and provide the modification/change number you are commenting on below:

Document name	Schedule of Proposed Main Modifications and Schedule of Proposed Changes to the Policies Map
Modification/Change reference number (MM / PMC)	MM3, MM54, MM57 to Local Plan Review PMC3/PMC15 To Policies Map

2. Do you consider the Proposed Main Modification or Proposed Policy Map Change to be:
(please tick/mark 'X' one answer for a and one for b)

- a) **Legally compliant** Yes No
- b) **Sound** Yes No

Please refer to the guidance notes for a full explanation of 'legally compliant' and 'soundness'

If you consider the Proposed Main Modification or Proposed Policy Map Change not to be sound, please identify which test of soundness your representation relates to:
(please tick/mark 'X' all that apply)

Positively Prepared: The LPR should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.	
Justified: the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	x
Effective: the LPR should be deliverable	x
Consistent with national policy: the LPR should enable the delivery of sustainable development in accordance with the policies of the NPPF	x

3. If you have answered ‘No’ to question 2a or 2b above, please provide details of why you consider the Proposed Main Modification or Proposed Policy Map Change is not legally compliant or is unsound, including any changes you consider necessary to make the Plan legally compliant or sound.

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

Please refer to accompanying statement from JPPC dated 28th January 2025.

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

4. Do you have any comments on the updated Sustainability Appraisal/Strategic Environmental Assessment Report – Proposed Main Modifications (November 2024)?
(Please be as precise as possible)

Page number	n/a
Paragraph number	n/a
Comments:	

Habitats Regulations Assessment

5. Do you have any comments on the addendum to the Habitats Regulations Assessment of the Proposed Main Modifications (November 2024)?

(Please be as precise as possible)

Page number	n/a
Paragraph number	n/a
Comments:	

Notification of Progress of the Local Plan Review

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

(please tick/mark 'X' all that apply)

<i>The publication of the report of the Inspector appointed to carry out the examination</i>	x
<i>The adoption of the Local Plan Review</i>	x

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

Signature		Date	28/01/2025
------------------	---	-------------	-------------------

Your completed representations must be received by the Council by 11:59pm on Friday 31 January 2025.

Please note – Personal/Contact Details

All submitted representations will be made publicly available, including on the Council's website, with the person/organisation making the representation being identified. A copy of all submitted representations will also be made available to the Planning Inspectorate and the person appointed by the Secretary of State to conduct the examination.

To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the LPR. The Council therefore cannot accept anonymous representations – you must provide us with your name and contact details. Address details will not be made publicly available. All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>.

The Council will also need to make sure that the names and full addresses of those making representations can be made available and taken into account by the Inspector. By submitting a representation, you confirm that you agree to this and accept responsibility for your comments. The Planning Inspectorate's privacy statement for local plan examinations is available at <https://www.gov.uk/guidance/local-plans#plans-privacy-statement>.

JPPC ref: SS/9197

Planning Policy Team,
Development and Housing,
West Berkshire District Council,
Market Street,
Newbury,
RG14 5LD

28th January 2025

Dear Sir/Madam

**CONSULTATION ON MAIN MODIFICATIONS TO THE LOCAL PLAN
REVIEW 2022-2039 AND ACCOMPANYING POLICIES MAP**

1. We are instructed by Mr and Mrs Fenton to make written representations in respect of West Berkshire Council's ongoing public consultation on Main Modifications to the Local Plan Review 2022-2039 (LPR). The Fentons are local residents.

Main Modifications

2. Following the hearing sessions in respect of the LPR which took place in May and June 2024, the Planning Inspector wrote to West Berkshire Council on 19th July 2024 (*Letter IN30: Interim findings and further action points relating to Northeast Thatcham and Housing Land Supply*).
3. The Council was invited by the Inspector to propose modifications to the Plan to identify additional deliverable sites and/or developable sites and/or broad locations for new development to address a shortfall in housing supply in West Berkshire across the Plan period. In his letter to the Council the Inspector noted that "*The AONB, areas of flood risk and the two Atomic Weapons Establishments, along with other constraints, mean that opportunities to identify further sites that are suitable for housing development are limited having regard to national policy and the Plan's spatial strategy. However, the Council has identified a number of sites that, since the Plan was submitted for examination, it has reassessed as now being suitable and available for housing development during the Plan period*".
4. In response to the Inspector's invitation, the Council has sought to review additional deliverable development sites, to ensure that there is sufficient deliverable housing land to meet the needs for at least 9,270 net additional homes in West Berks over the period from 1/4/2023 to

31/3/2041, with at least 515 dwellings being delivered each year – Policy SP12 of the LPR has been redrafted to reflect this uplift.

5. Hence, the Schedule of Main Modifications which is the subject of the current consultation proposes a range of new (previously unseen) allocated sites. This includes an allocation of land to the north of Pangbourne Hill (**Draft Policy RSA X**) for approximately 25 dwellings with access via Sheffield Close.

Planning Policy Considerations

6. The whole of Pangbourne lies within an Area of Outstanding Natural Beauty, reclassified in 2023 as a National Landscape (North Wessex Downs (“NWD”)); this reclassification aiming to make clearer the great weight to be given to the area’s protection. The North Wessex Downs National Landscape has the benefit of its own Landscape Character Assessment (LCA)(undertaken by Land Use Consultants in 2002). For the purposes of that Character Assessment, the western portion of Pangbourne (west of the A340/A329) sits within the Ashampstead Downs sub-character area (Area 2B). The area is characterised by extensive woodland cover which forms a dense mosaic with arable farmland, often ancient or semi-natural in origin. The LCA is clear that increased traffic in the area would be harmful, particularly to its tranquillity.
7. The National Planning Policy Framework (NPPF) is clear that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (Paragraph 187, NPPF). Great weight is to be given to conserving and enhancing landscape and scenic beauty in National Landscapes (Paragraph 189, NPPF December 2024 version repeating similar in the 2023 NPPF).
8. It directs that permission for major development should be refused other than in exceptional circumstances and where it is shown that the development is in the public interest. Consideration of such applications include an assessment of:
 - the need for the development, including in terms of national considerations, along with the impact of permitting (or refusing) it upon the local economy;
 - the cost of, and scope for, developing outside of the designated area, or meeting the need for it in some other way; and
 - any detrimental effect upon the environment, the landscape and recreational opportunities, and the extent to which that could be moderated (Paragraph 190. NPPF).

Planning Assessment – Proposed Main Modifications No’s MM3, MM54, MM57

9. The Interactive Map which accompanies the LPR (Core Document Ref: CD2) was published in January 2023, however as part of the Main Modifications process this has been updated to include a new site-specific allocation outside what is currently Pangbourne’s western settlement boundary.
10. The Main Modifications include the insertion of a new site-specific delivery policy (RSA X), along with consequential changes to the settlement boundary for Pangbourne to reflect the allocation, as indicated on the updated draft of the Policies Map. The proposed delivery policy for the site is intended to allocate the

eastern portion of the site to deliver up to 25 new homes, with a landscape buffer on the site's western portion, as illustrated on Annex G of the Main Modifications document.

11. Our client wishes to object to the proposed strategic allocation. National planning policy clearly resists major development in National Landscapes. Although the understanding of what is meant by the term "major development" within the context of paragraphs 190-191 of the NPPF is a question for the decision taker¹. The developable area amounts to more than 1ha and the number of units proposed is 25 – the Town and Country Planning (Development Management Procedure) (England) Order 2016 poses a definition of major (residential) development which comprises the provision of 10 or more homes, or a site area of 0.5ha. As of 2022, Pangbourne comprised 1,568 households. A development of 25 homes would increase the size of the settlement by 1.6%, but this proposal is in a particular visually sensitive part of the AONB/NL being on a hillside and thus prominent from a wide field potentially also including land which lies in the Chilterns National Landscape such as that opposite/ north of Pangbourne within South Oxfordshire District Council at Whitchurch and Whitchurch Hill
12. The Council's Housing and Employment Land Availability Assessment ("HELAA") (January 2023) includes a detailed assessment of the suitability for housing of a range of sites within West Berkshire, as well as making an assessment of suitable development locations.

concern 1- Landscape Impact

13. The allocated site was assessed as part of that process (and given a unique reference number: PAN8). The HELAA referenced a Landscape Sensitivity and Capacity Assessment (LSCA), prepared for the site in November 2020, which concluded that Site PAN8 is within an elevated location. We have retrieved a copy of the LSCA undertaken in 2020 and have attached it to these representations as **Appendix 1**.
14. OS Mapping shows ground levels of between 70 and 80 metres AOD across the allocated area with the higher ground at the western edge – this part of the site is visible from the opposite side of the valley (within the Chilterns AONB). The LCSA concluded that only the easternmost portion of the site (<70m AOD) would be less visually intrusive if it came forward for development, whereas development on the more exposed open slopes would be likely to have a detrimental effect on the special qualities of the North Wessex Downs AONB, with potential for the development to be seen against the skyline when viewed from the opposite side of the valley. The final output from the LCSA was a 'potential' developable area, as shown on the map excerpt below.

¹ NPPF, 2024 – Footnote 67

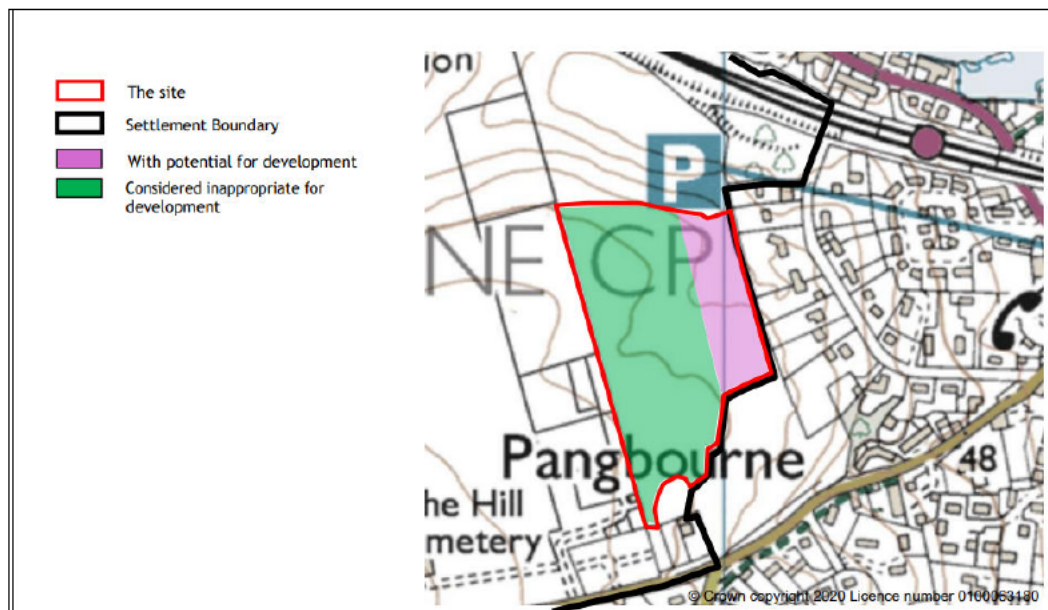


Figure 1 – Excerpt from Council's 2020 Landscape Sensitivity and Capacity Assessment

15. For the purposes of the LSCA, the area reviewed appears to amount to around 6ha in total, with an area of slightly more than 1ha being assessed as potentially suitable for development.
16. The assessment of sites within the Council's HELAA identifies that the overall developable area would be around 3.6ha using the DLA Pattern Book Study, delivering up to 72 homes – it is not clear how this assessment was undertaken.
17. The HELAA makes clear that the site was assessed as being “not developable within the next 15 years” for the following reasons:
 - a) The impact that development would have upon the local highway network.
 - b) Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.
 - c) Concerns that development would result in harm to the natural beauty and special qualities of the AONB.
18. We note that following the first week of the LPR's examination, the Planning Inspector wrote to the Council (IN14, dated 14th May 2024), with a list of required actions to be taken by the Council to inform whether the Plan would be sound and/or whether it could be made sound by main modifications. One of the stated action points (AP14) was for the Council to clarify whether the information available to the examination (including the HELAA) would indicate the availability of any sites (including smaller parts of sites assessed through the HELAA) which are not allocated in the Plan but were available and deliverable.
19. Subsequently, the Inspector invited the Council (Action Point 29, included within Letter IN18, issued on 28th May 2024) to publish a reassessment of each of the relevant sites within the HELAA.
20. The Council's reassessment (EXAM 32, 2nd June 2024 – response to Action Point 29) of site PAN8 is attached as **Appendix 2**. The reassessment of the site's suitability is premised upon the eastern portion being developable as this is not deemed to have an adverse landscape impact because of the (relatively) lower ground levels; the Council confirms that the Local Highway Authority has confirmed

- that a level of development on the site of around 25 dwellings would not have a harmful impact upon the local highway network, however there appears to be no information to explain why the Council has proposed the allocation based upon this number of units.
21. Whilst the area which the Council has concluded is suitable for development in landscape terms amounts to around 1.6ha (the red edged area shown on Page 29 of Appendix 1, it is not necessarily the case that all of this area is suitable for built development. Aerial photographs show a strong tree belt along the site's eastern boundary, along with a belt of woodland on the site's north-western flank, which the Council is likely to require to be retained as part of any future development proposal for the site. Adding to this the requirement to provide an access road with turning head, along with landscaped margins, the area of the site which is capable of accommodating new houses may be substantially smaller than 1.6ha. This would entail a higher building density in order to accommodate the desired number of units. It will also be plainly urban development extending the existing urban area.
 22. We draw the Inspector's attention to Main Modification 3 – under Policy SP1 of the LPR – where the Council has sought to introduce indicative densities for development:

“Developments on the edge of defined settlements are generally expected to secure a net density of...20 dwellings per hectare within the AONB...However, lower density development will be appropriate in certain areas of the District that are particularly sensitive to the impact of intensification and redevelopment. This may be because of the prevailing character of the area...[or] ... the sensitive nature of the surrounding countryside or built form...”
 23. We have considered the neighbouring site to the south (Sheffield Close), a development of 40 dwellings carried out in accordance with a planning permission granted in 2020 (**WBC Ref: 18/02466/FULEXT – site plan attached as Appendix 3**) on a site amounting to 3ha, at a density of around 20 dwellings per hectare (albeit this density calculation does not reflect that a large portion of that site provides a LEAP as well as car parking for the adjacent Pangbourne Hill Cemetery; in reality the density is slightly lower than 20 dwellings per hectare. The density of development within the existing residential area north of Pangbourne Hill and to the west of the A340 (St James Close/Riverview Road) where the prevailing residential density is around 7 dwellings per hectare.
 24. The development of PAN8 at the density proposed (roughly 25 dwellings per hectare, or in reality slightly higher) would be at odds with the prevailing density of development in this part of Pangbourne. Riverview Road has a verdant and semi-rural character which is consistent with its location on the edge of Pangbourne. This existing residential area provides a leafy transition between the open countryside of the North Wessex Downs to the west and the more densely-developed centre of the village. This gives Pangbourne a more comfortable “hierarchy of densities” with the hustle and bustle of the village centre giving way to larger and less densely developed plots, particularly to the western/north-western fringe of the settlement.
 25. The sparse density of the nearby developments inside the existing settlement boundary have had the advantage of allowing large trees to be planted and to become mature. By increasing density there is less space between dwellings and

other hard development meaning that the prospect of landscape significant planting to assimilate new buildings is much less likely.

26. The sloping nature of the site and the modern need for level access (for disabled users and also for road safety) will mean that extra works to handle levels such as provision of longer roads and ramps and embankment cuttings will make the urban nature of the scheme all the more obvious. Features such as gabion walls and cuttings restrict the amount of space that is available for new trees to take root into.
27. The example of St James Close shows that where there is a steep transition in height means that it is not possible to provide room for large growing trees that might have a meaningful contribution towards development assimilation. This is a mature development but has next to no planting in the public realm despite the low density:



Figure 2 - GoogleStreetView image of St James Close showing prevailing topography

28. We are concerned, therefore, that a residential allocation for 25 units here – particularly where it needs to be delivered on a more restricted parcel of land – will result in a more urbanised settlement edge, which is not currently a prevailing characteristic of Pangbourne’s juxtaposition with the wider landscape.
29. We note the idea of softening beyond the site but that will not soften views from the north or east, and will make not easily assimilate the new development which is likely to have tall roofs, such is the nature of modern buildings providing much taller storey heights than older buildings.
30. An additional but very important factor is that the majority of Pangbourne is on the low lying ground such that it does not much show up all being of one broad level. The elevated position of this site means that providing streetlighting will very much extend the impact of Pangbourne into the AONB and perceived AONB/NL given that lamp standards at around 6m height are not usually found at this elevation. High Street Pangbourne sits at 45m AODN (approx.) whereas this site’s elevation will be some 26m higher (71m AODN) highlighting the problem of elevated illumination.

Concern 2- highway safety and convenience

31. It is also unclear upon what basis the local highway authority has revisited its previous assessment that Pangbourne Hill “had generally reached its limits for development”. In addition to the connection of the site to Pangbourne Hill, additional residential development in the locality will add to existing congestion

between the A340 and Pangbourne Hill, which is already a local pinch-point for congestion at peak times. This pinch point has not obviously abated in recent times and remains a weak point in the village. It also offers a point not just of inconvenience given that the road layout is far from normal highways standards and has the potential to cause accidents to both vehicles and pedestrians.

32. Any awkwardness or danger caused at this specific junction (which has no proper sightlines) causes only further danger to the rest of Pangbourne, notably the roundabout by the elephant which forms the junction of Station Road (A329), High/Street/Reading Road (A329) and Tidmarsh Road (A340).
33. The inherent road danger at this junction is clearly visible in this image below. Note that the approaching lorry coming from the south along Tidmarsh Road is already over the white line. A previous vehicle has burnt rubber when coming from this direction and turning up Pangbourne Hill. The white car waiting to leave Pangbourne Hill has no visibility to the oncoming lorry such is the position of the house on the corner and absence of sight line.



Figure 3- Clear signposts to danger of the Pangbourne Hill junction- tyre marks for wide swinging vehicles using 'wrong' carriageway and also mirror

34. Assistance to this manoeuvre (for the white car) is provided by a mirror on the far side of the road (see image below). Mirrors are often broken or knocked, but their existence is plain example of inadequacy for the junction. Providing additional homes to come through this junction will inevitably lead to greater risk. All main destinations are reached via this junction- Pangbourne Station, Reading, Theale, Thatcham and Newbury as well as places such as Didcot/Goring/Streatley and many more besides. Most traffic from Pangbourne comes through this junction and any increase in traffic through a dangerous junction will not meet the requirement elsewhere in the plan to improve travel choice as safety demands will dictate private car use. This junction is worrying for cycle users. This cannot be a 'good access' in SP23 terms. Development impacting safety is not usually allowed. Although incidents here may be slow speed they nonetheless pose a clear danger such is the nature of HGVs using the A-road network.



Figure 4 - non-standard mirror in use at junction

35. We hope that the Inspector will take these comments into consideration as part of the continued examination of the LPR.
36. We very much believe that there will be better sites available which will not suffer these adverse development impacts and which should be considered in preference to this flawed site at RSA X

Yours sincerely

Simon Sharp LLB (Hons) MSc MRTPI
Senior Planner



Appendices

Appendix 1 – Landscape Sensitivity and Capacity Assessment for PAN8 – Land North of Pangbourne Hill (2020)

Appendix 2 - EXAM 32, 2nd June 2024 – response to Action Point 29 (relevant portion highlighted for ease of reference)

Appendix 3 – Proposed site layout for application 18/02466/FULEXT

Appendix 1

Landscape Sensitivity and Capacity Assessment for: PAN8 Land north of Pangbourne Hill, Pangbourne

Methodology

Basis of methodology

- 1.1 The methodology and assessment criteria used for this assessment are detailed below. The key texts on which methodology is based are the Scottish Natural Heritage and Natural England's *An Approach to Landscape Character Assessment* (2017) and subsequent *Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity* (2006) as well as the Landscape Institute / IEMA *Guidelines for Landscape and Visual Impact Assessment* (2013) (GLVIA).
- 1.2 As in current best practice, sensitivity should be assessed against a specific change, and for this study, a development scenario based on densities set out in the West Berkshire Density Pattern Book (September 2019) has been assumed for each site as a guide against which sensitivity has been assessed.
- 1.3 Best practice guidance also recognises that a landscape with a high sensitivity does not automatically mean that landscape has a low capacity for change, but that 'capacity is all a question of the interaction between the sensitivity of the landscape, the type and amount of change and the way that the landscape is valued' (*Topic Paper 6, 2006, p12*). The sites have been assessed with the development scenario above in mind. Recommendations and comments have been added regarding the appropriate development of particular sites and to ensure raised awareness of potential unacceptable adverse effects on landscape character.
- 1.4 Proposals for any development would need to include appropriate, detailed and specialist input into siting, layout and design, and a full landscape and visual impact assessment should accompany a specific planning application relating to any site. Other studies including ecology, archaeology, arboriculture, traffic, soils may also be required to accompany specific proposals.
- 1.5 Details of the landscape and visual attributes for each site and an assessment of landscape and visual sensitivity (based on desk top studies and field surveys) are to be found on the Record Sheets

Assessment process

- 1.6 The assessment methodology is a staged process. Landscape attributes (Table 3), and visual attributes (Table 4), are considered separately in accordance with the guidance in GLVIA. These attributes are used to identify the **intrinsic landscape and visual sensitivity** (Stages 1 and 2) of the site, or its sub-areas, on a scale of 5 levels from low to high as set out under the Matrix 1 and 2 below. Then the landscape and visual sensitivity of the site, or its sub-area, are merged to identify the **landscape character sensitivity** (Stage 3) as set out under Matrix 3 below.
- 1.7 The Study goes on to classify the **sensitivity of the site in its wider context** (Stage 4) into five categories. Then in Stage 5 the landscape character sensitivity is combined with the wider sensitivity as set out in Matrix 4 to identify the **overall landscape sensitivity** (Stage 5).
- 1.8 The **landscape value** (Stage 6) of each site, or sub-area, is assessed separately on a scale of 5 levels as set out under Table 5 below. Finally, the overall landscape character sensitivity is merged with the landscape value on a scale of 5 levels to give an assessment of **landscape capacity**

(Stage 7) on a scale of 5 levels as set out under Matrix 5 below. This 'bottom up' process is tested against the five criteria for landscape capacity (Stage 7) based on professional judgement and an overall full understanding of the sites.

Assessment abbreviations and colour code:



– Low Capacity



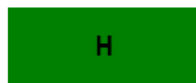
– Medium / Low Capacity



– Medium Capacity



– Medium / High Capacity



– High Capacity

Stage 1: Determination of Visual Sensitivity

- 1.9 This assessment is set out in the Record Sheets and Reports for each site, or sub-division.
- 1.10 The assessment considers the types of **views**, the nature of the **viewers** and the **potential to mitigate** visual impact on the identified viewpoints. The more viewpoints, the more exposed the site, the greater the sensitivity of the viewers (based on GLVIA) and the greater difficulties in screen planting to mitigate the impact without harm to the landscape and visual attributes of the site, the higher the sensitivity. As a final test all the sites were reviewed to assess the relative visual sensitivity of the sites and ensure that professional judgements have been consistent along the way. At this stage each level has been given a score from low = 1 to high = 5 and the scores are added up. Total scores for the site, or sub areas, are grouped as shown.

Matrix 1: Visual sensitivity

General visibility	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Population	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Mitigation	L (1)	M/L (2)	M (3)	M/H (4)	H (5)
OVERALL VISUAL SENSITIVITY	3-4 = low; 5- 7 = Med/low; 8-10 = Med; 11-13 = Med/high; 14-15 = High				

Table 3: Notes on Visual Sensitivity Assessment

Factor	Higher sensitivity	Lower sensitivity
General Visibility	Sequenced and exposed views toward site	Fleeting and limited views
	Most of site area visible	Little of site area visible
	Site is a key focus in available wider views	Site is an incidental part of wider views
	Site includes prominent and key landmarks	No landmarks present
	Important vistas or panoramas in/out of area	Unimportant or no vistas
	Prominent skyline	Not part of skyline
Population	Large extent or range of key sensitive receptors	Lack of sensitive receptors
	Large number of people see site	Few can see site
	Key view from a sensitive receptor	Views of site are unimportant
	Site is part of valued view	Site does not form a part of a valued view
	Site in key views to/across/out of town	Not part of setting of settlement view
Mitigation	Mitigation not very feasible	Mitigation possible
	Mitigation would interrupt key views	Would not obscure key views
	Mitigation would damage local character	Mitigation would not harm local character

Stage 2: Determination of Landscape Sensitivity

- 1.11 This assessment is set out in the Record Sheets and Reports for each site or sub-division.
- 1.12 The assessment considers the **natural** physical factors which make up the landscape character of the site, the **cultural** and built form aspects and the **perceptual** features. The greater the incidence of landscape interest and diversity, historically important features and cultural associations, and the greater the levels of access and perceptions of tranquillity and strong landscape pattern, the greater the sensitivity. As a final test all the sites were reviewed to assess the relative landscape sensitivity of the sites and ensure that professional judgements have been consistent along the way. At this stage each level has been given a score from low = 1 to high = 5 and the scores are added up. Total scores for the site, or sub areas, are grouped as shown.

Matrix 2: Landscape sensitivity

Natural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Cultural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Perceptual features	L (1)	M/L (2)	M (3)	M/H (4)	H (5)
OVERALL LANDSCAPE SENSITIVITY	3-4 = low; 5- 7 = Med/low; 8-10 = Med; 11-13 = Med/high; 14-15 = High				

Table 4: Notes on Landscape Sensitivity Assessment

Factor	Higher sensitivity	Lower sensitivity
Natural	Native woodland	Plantation
	Significant tree/groups	Insignificant/young trees
	Strong hedgerow structure with hedgerow trees	Weak structure and no trees
	Species rich grassland	Arable field
	Significant water feature(s)	No water feature(s)
	Varied landform and distinctive feature of the area	Uniform landform and lack of topographical features
	Pronounced Geology	Lack of geological features
	Soils significantly contribute to landscape features	Soils are not an important feature
	Complex and vulnerable landcover	Simple robust landcover
	Presence of other significant vegetation cover	Absence of other significant vegetation
	Presence of valued wildlife habitats	Absence of valued wildlife habitats
	Significant wetland habitats and meadows	Poor water-logged areas
	Presence of common land	No common land
	Presence of good heathland	Lost heathland
Cultural	Distinctive good quality boundary features	Generic or poor boundary features
	Evidence of surviving part of an historic landscape	No evidence
	Complex historic landscape pattern with good time depth	Simple modern landscape
	Evidence of historic park	No evidence
	Important to setting or in a Conservation Area	No relationship
	Includes a Scheduled Ancient Monument or Important to setting	No relationship
	Locally distinctive built form and pattern	Generic built form
	Important to setting of a Listed building	No relationship
	Distinctive strong settlement pattern	Generic or eroded pattern
	Locally significant private gardens	Poorly maintained gardens erode the character
	Evidence of visible social cultural associations	Lack of social cultural associations
Perceptual	Quiet area	Noisy area
	Absence of intrusive elements	Intrusive elements present
	Dark skies	High levels of light pollution
	Open exposed landscape	Enclosed visually contained landscape
	Unified landscape with strong landscape pattern	Fragmented/'bitty' or featureless landscape
	Well used area or appreciated by the public	Inaccessible by public
	Important rights of way	None present
	Well used and valued open air recreational facilities	None present
Open access land	None present	

Stage 3: Determination of Landscape Character Sensitivity

1.13 The landscape sensitivity and visual sensitivity are combined, as shown in Matrix 3, to give the **landscape character sensitivity**. The results of the assessment are set out in the Reports for each site or sub-division.

Matrix 3: Landscape character sensitivity

VISUAL SENSITIVITY	High	M	M/H	M/H	H	H
	Med/High	M/L	M	M/H	M/H	H
	Medium	M/L	M/L	M	M/H	M/H
	Med/Low	L	M/L	M/L	M	M/H
	Low	L	L	M/L	M/L	M
	Low	Med/Low	Medium	Med/High	High	
LANDSCAPE SENSITIVITY						

Stage 4: Determination of Wider Sensitivity – The Contribution of the Site to the Wider Landscape and Settlement Edge Pattern

1.14 Stages 1 to 3 have led to a comprehensive assessment of the intrinsic landscape sensitivity of the individual sites. However, the sensitivity of each site to development is also affected by its importance, and contribution, to the adjacent wider rural landscape and the influence of, and pattern of uses within, the settlement edge. The relative wider sensitivity of each site is assessed as follows:

Low wider sensitivity – The site is heavily influenced by the built form of the adjacent urban settlement and not an important part of the adjacent wider landscape

Medium/Low wider sensitivity – The site is heavily influenced by urban fringe uses and has views of some parts of the adjacent urban settlement but shares some of the characteristics of the adjacent wider landscape

Medium wider sensitivity – The site is partly influenced by urban fringe uses but shares many of the characteristics of the wider landscape, with good physical and visual links to the wider landscape

Medium/High wider sensitivity – The site has strong physical and visual links to the wider landscape and these outweigh any minor impacts from the adjacent urban settlement

High wider sensitivity – The site is an important part of the wider landscape with which it has strong visual and landscape links. The nearby settlement has little impact on the site.

1.15 The results of the assessment are set out in the reports for each site or sub-division.

Stage 5: Determination of Overall Landscape Sensitivity

1.16 The **overall landscape sensitivity** is determined by combining the landscape character sensitivity with the wider sensitivity as shown in Matrix 4. The results of the assessment are set out in the Report Sheets for each site or sub-division.

Matrix 4: Overall landscape sensitivity

LANDSCAPE CHARACTER SENSITIVITY	High	H	H	M/H	M/H	M
	Med/High	H	M/H	M/H	M	M/L
	Medium	M/H	M/H	M	M/L	M/L
	Med/Low	M/H	M	M	M/L	M/L
	Low	M	M	M/L	M/L	L
		High	Med/High	Medium	Med/Low	Low
		WIDER SENSITIVITY				

Stage 6: Determination of Landscape Value

1.17 The model for this work follows GLVIA 2013.

Table 5 - LANDSCAPE VALUE CRITERIA

Value	Typical criteria	Typical scale	Typical examples
High	Very High importance (or quality) and rarity. No or limited potential for substitution	International	World Heritage Site SAC
Medium/high	High importance (or quality) and rarity. Limited potential for substitution	National	National Park/ AONB SSSI EH Register of Parks and Gardens Grade I and II* listed buildings and their settings National recreational route or area e.g. Chiltern Way
Medium	Medium importance (or quality) and rarity. Limited potential for substitution	Regional	Setting of AONB / National Park Regional Park (i.e. Colne Valley) Local landscape designation Landscape value identified in the Local Plan SINC/Conservation Areas and their setting Grade II listed buildings and their setting Local Wildlife sites Regional recreational route/area e.g. South Bucks Way
Medium/low	Local importance (or quality) and rarity. Limited potential for substitution	Local	Undesignated but value expressed through publications such as Village Design Statements Local buildings of historic interest and their settings Local recreational facilities of landscape value
Low	Low importance (or quality) or rarity		Area of little value and identified for improvement

Designations: The location of the site within a designated area, or the presence of a designated area within the site, is an important measure of the value society gives to the landscape of the site. These include landscape, historic and ecological designations and recreational routes at a national/international level, regional or district level, or at the local level.

Local Associations: These are included as far as possible using available data. In addition to the more formal designations above, sites may sometimes have special scenic value, associations or meanings to the local community and therefore make a contribution to the value of the local landscape. This has

been assessed through a review of readily available evidence of community value. Further research may be required as part of any detailed landscape and visual impact assessment.

Stage 7: Determination of Landscape Capacity

1.18 Landscape capacity is the ability, or otherwise, of the sites to accommodate a certain amount of development. The landscape capacity is determined by combining the overall landscape sensitivity with the landscape value as shown in Matrix 5. The results of the assessment are set out in the Report Sheets for each site or sub-division.

Matrix 5 LANDSCAPE CAPACITY

OVERALL LANDSCAPE SENSITIVITY	High	M	M/L	L	L	L
	Med/High	M/H	M	M/L	L	L
	Medium	H	M/H	M	M/L	L
	Med/Low	H	H	M/H	M	M/L
	Low	H	H	H	M/H	M
	Low	Med/Low	Medium	Med/High	High	
	LANDSCAPE VALUE					

1.19 The results from the matrix are subsequently tested against the following classifications for each level of landscape capacity, building on classifications used by the authors of this Report for other capacity studies.

Low capacity – The landscape could not accommodate areas of new development without a significant and adverse impact on the landscape character and visual amenity. Occasional, very small-scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Medium / Low capacity – A low amount of development can be accommodated only in limited situations, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Medium capacity - The landscape could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

Medium/ High capacity – The area is able to accommodate larger amounts of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. Certain landscape and visual features in the area may require protection.

High capacity – Much of the area is able to accommodate significant areas of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Stage 8: Determination of Landscape Capacity within the Site

- 1.20 Each site report contains an overall plan showing the landscape capacity classification of the site at the beginning of the site report; and an overall plan showing the extent of the site recommended for further consideration as a site and the recommended location.
- 1.21 Each site is examined in detail to determine the potential area for development in the light of the landscape capacity and landscape and visual constraints on the site. In some cases, the whole site will be ruled out for development. In others the whole site will be included as a potential site, subject to the provision of Green Infrastructure. However, in many cases we recommend a 'reduced area' which identifies a part of the site that could be considered further as a potential site subject to the provision of Green Infrastructure. The 'reduced area' is that part of the site that could be developed whilst conserving (and potentially in some cases indirectly enhancing) the key landscape and visual characteristics of the site and its landscape setting; and whilst conserving and reinforcing the influence of the underlying landscape on the settlement pattern of the adjacent town or village. The policy constraints affecting sites within the AONB have also been taken into account.
- 1.22 The capacity of each site is based on densities set out in the West Berkshire Density Pattern Book (September 2019) for the site or reduced area.
- 1.23 Study Constraints
- The sites have largely been assessed from publicly accessible viewpoints including the local road network, public rights of way, public open space and other publicly owned land.
 - Site photographs included in this study are representative of key views of the site.
 - Views from the surrounding countryside or urban areas have been assessed by noting intervisibility from within or adjacent to the site, but the Study does not include an assessment of the potential zone of visual influence of any development on each site.

- The majority of study fieldwork was undertaken in October 2020 with summer vegetation.
- The West Berkshire Density Pattern Book (September 2019) has been used to guide capacity. Time limitations have meant that no public consultation has taken place during the Study.

West Berkshire Landscape Sensitivity and Capacity Assessment 2020 RECORD SHEET

Site:	Land north of Pangbourne Hill
Site character areas:	
Date of site survey:	14/10/2020
Surveyors:	LA
Weather/visibility:	Clear and dry
LCA:	<ul style="list-style-type: none">• North Wessex Downs AONB: LT2 Downland with Woodland• West Berkshire Landscape Character Assessment 2019: LCA WC1: Basildon Elevated Wooded Chalk with Slopes• Setting of Chilterns AONB: LCA11 Thames Valley and Fringes
<u>North Wessex Downs AONB: LCA 2B Ashampstead Downs</u>	
Key characteristics: <ul style="list-style-type: none">• Elevated plateau incised by dry valleys• Extensive interconnected semi natural woodland, much of ancient origin, on the valley sides and steep slopes creating a strong sense of enclosure• Large scale open arable summits• Pasture, including remnant herb rich chalk grassland• Settlements consisting of hamlets and small villages of clustered form• An intricate network of minor roads, rural lanes and tracks	
LCA landscape and visual Sensitivities <ul style="list-style-type: none">• Localised visual intrusions on the open summits and skylines, which would impact on the secluded rural character	
Key Management Requirements: <ul style="list-style-type: none">• The overall management requirement is conserve and enhance the quiet rural character of the Ashampstead Downs with key features to be conserved and enhanced are the open downland summits and views	

LCA WC1: Basildon Elevated Wooded Chalk with Slopes

Key Characteristics

- Elevated and dramatic rolling topography underlain by chalk geology
- Land use is mixed agriculture divided into a varied field pattern, with areas of woodland and historic parkland
- Extensive areas of semi-natural habitat including ancient woodland and calcareous grassland
- Spectacular views from higher ground, sometimes interrupted by energy infrastructure
- A sense of enclosure is often experienced due to the frequent woodland, creating an intimate and tranquil landscape

Valued Features and Qualities

- Nationally valued landscape which forms part of the North Wessex Downs AONB
- Generally, sparsely settled with strong rural character
- Expansive open views and setting for the River Thames and Chilterns AONB

Detractors

- Impacts of future tall structures on skylines

Landscape Strategy

- Conserve and enhance the special qualities of the nationally designated landscape of the North Wessex Downs AONB
- Conserve and enhance the tranquil rural qualities and sparsely settled character

Landscape designations:

North Wessex Downs AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the site from: Rear gardens/dwellings on Sheffield Close Rear gardens/dwellings on Riverview Road Private views from the northern Thames valley side within the Chilterns AONB</p>	<p>Types of viewers: Local Residents Private views from Chilterns AONB on opposite valley side</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Proposed woodland planting would link with recently planted areas of trees and the wider vegetation pattern</p>
<p>Views out of the site to: Opposite River Thames valley side within the Chilterns AONB Rear garden boundary of dwellings on Riverview Road Rear garden boundaries within the new adjacent development on Sheffield Close</p>	<p>Magnitude of viewers (level of use and popularity): A high number of the views will be from private land</p>	<p>Impacts of mitigation: Change of landscape character from open to more enclosed. Loss of views of open skyline from opposite valley side</p>
<p>Does the site form part of a skyline? Yes</p>	<p>Visual perceptions (activity and expectations of local visual receptors): AONB visitors</p>	
<p>Panoramic views: No</p>		
<p>Landmark features: No</p>		
<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>
<p>Visual sensitivity score: Medium</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Additional comments: The assessment was undertaken within the summer months when the surrounding woodland/ trees/ hedgerows would have an effect on the visibility of the site, especially from the opposite valley side within the Chilterns AONB. Although the site is not visible from public viewpoints it is located on the higher part of the valley side and above the outer 70m AOD contour where the main part of the settlement of Pangbourne is located</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Located on the upper valley side containing the River Thames The site area extends from 65m AOD from the northern corner up to 80m AOD along the western boundary</p>	<p>Boundary features other than vegetation: Rear garden boundaries of new development on Sheffield Close</p>	<p>Tranquillity – Noise levels: Good, to the south, but compromised by the railway to the north</p>
<p>Geological features: Small dry valley part of a chalkland landscape</p>	<p>Historic landscapes: Part of <i>Re-organised fields</i></p>	<p>Tranquillity – Visual intrusion / detractors: Adjacent housing/ rear garden boundaries</p>
<p>Soil quality: Grade 2/very good and Grade 3/good to moderate</p>	<p>Parkland features: None</p>	<p>Tranquillity – Light pollution/dark skies: At the southern end the level of light pollution will be affected by the adjacent new development. Northern end adjacent properties on Riverview Road, light pollution will be less apparent due to the intervening garden trees/vegetation and the properties at a lower level. Development on this site will extend light pollution further out of the valley into the adjacent area containing darker skies</p>
<p>Water features: None</p>		
<p>Landcover and land use: Grassland and grazing</p>	<p>Conservation Area: N/A</p>	
<p>Tree belts, individual trees and riverside trees: None</p>	<p>Landscape features of CA: Gently rounded with dry valley and spurs as part of the elevated chalk plateau</p>	
<p>Hedgerows and hedgerow trees: None</p>	<p>Built form: None</p>	<p>Accessibility by public footpath: No</p>
<p>Woodland and copses: None</p>	<p>Setting of listed buildings: None</p>	<p>Open access areas: No</p>

Landscape Sensitivity and Capacity Assessment for sites within West Berkshire

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: No	Settlement pattern: Pangbourne - located at junction of two rivers, with some development extending up river valley sides	
Heathland: None	Contribution of private gardens to landscape character: Adjacent rear gardens on Riverview Road forms a soft/vegetated edge to the settlement of Pangbourne	Aesthetic sensitivity - Elements of openness/enclosure: Elevated site, extending onto out above Pangbourne onto areas of open downland which forms part of the open setting of Pangbourne
Other significant vegetation cover: None	Cultural associations: None	Aesthetic sensitivity – landscape pattern: Part of the valley side open setting of Pangbourne
BAP/Phase 1 records: N/A	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Medium	Sensitivity score: Medium/low	Sensitivity score: Medium
Landscape sensitivity score: Medium/Low		
Additional comments: Recent tree planting along the western edge of the site will in time make this site more enclosed		

Relationship with the wider landscape/townscape

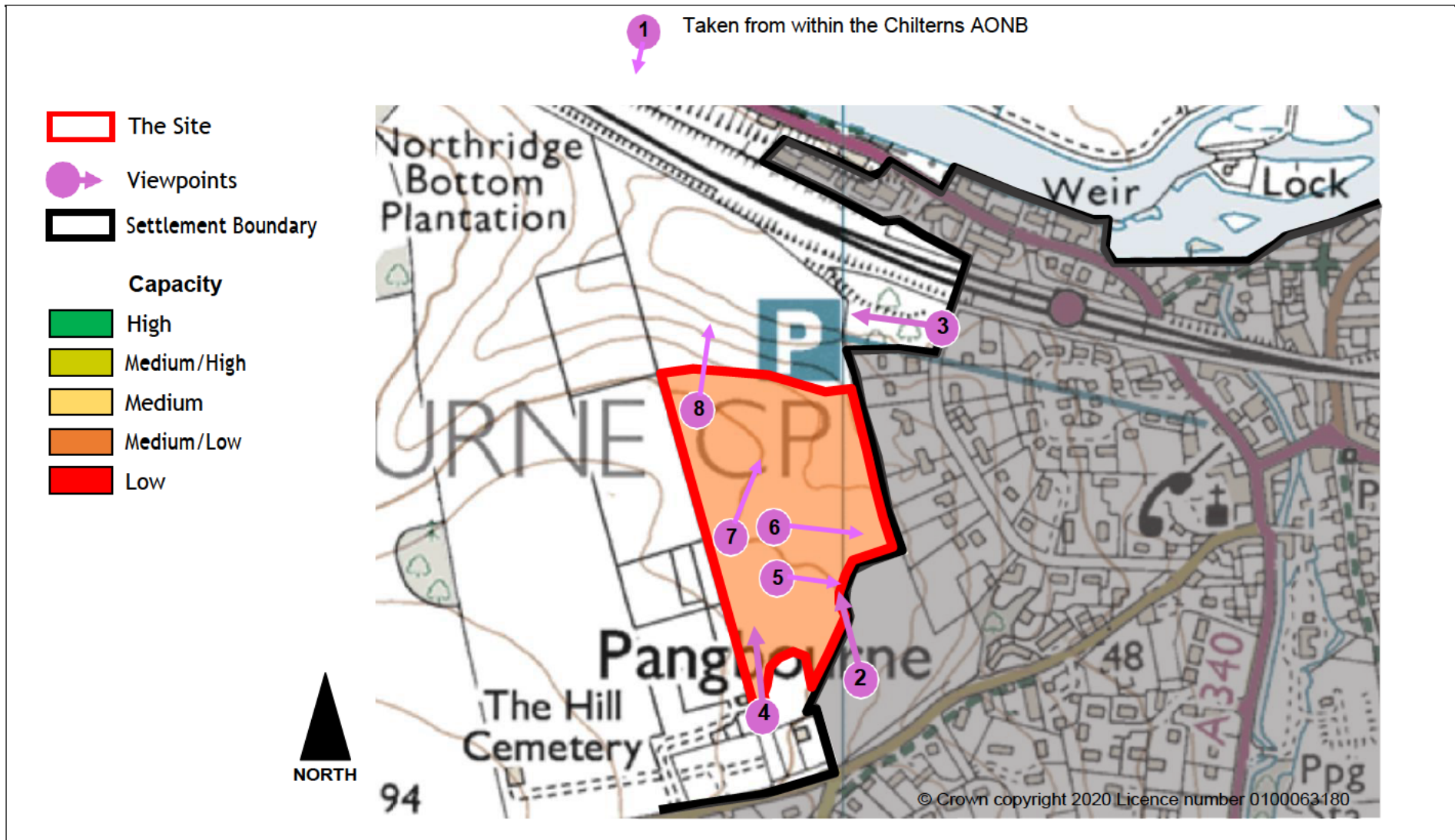
Adjacent settlement: Pangbourne
Character of the urban edge: The Eastern boundary of the site is separated from Pangbourne by mature trees/hedgerows in long rear gardens with large detached dwellings on Riverview Road; as set out within the <i>West Berks Quality Design SPD Part 3: Residential Character Framework</i> , this adjacent area of housing is described as <i>semi-rural</i> due to its <i>very low density</i> . The new housing development off Sheffield Road is of a higher density of detached dwellings with some of 2.5 storeys, this forms a small part of the southern boundary of the site. The existing settlement edge off Riverview Road sits below the 70m AOD contour, with dwellings located at a lower elevation at around 65m AOD. The rear garden boundaries of the new development off Sheffield Close align the 75m AOD contour, with the housing set at a further lower level from 73.6m AOD to 72m AOD.
Presence in a floodplain: No
Relationship with adjacent wider countryside: Originally part of open arable/grass field pattern west of Pangbourne, although recent tree planting has been undertaken towards the western boundary of the field breaking up the original open character. Straddles slopes above Pangbourne facing the Chilterns AONB
Character of adjacent village(s): N/A
Historic links with the wider area if known: Part of area of reorganised fields, formerly pre 18th century irregular fields extending into the wider landscape
Ecological links with the wider area if known: None known
Recreational links with the wider area: Straddles slopes above the village facing the Chilterns AONB

VDS/Parish Plan – relevant extracts:

Pangbourne Village Plan 2005

- The area between Pangbourne Road and the River Thames floodplain is a dramatic landscape of steeply sloping land, dropping to the Thames valley and looking across to the Chilterns AONB.
- Strong contrast between settlement and surrounding countryside
- Contrast between floodplain to east and hills to west
- Views of the river and river meadows
- Views from Pangbourne Hill to the Chilterns

Site: Land north of Pangbourne Hill



The site lies within the following LCA, for which the key requirements are set out below:

North Wessex Downs AONB: LT2 Downland with Woodland

Key management requirements:

- The overall management requirement is conserve and enhance the quiet rural character of the Ashampstead Downs. The key features to be conserved and enhanced are the open downland summits and views

West Berks Landscape Character Assessment 2019

Landscape Strategy:

- Conserve and enhance the special qualities of the nationally designated landscape of the North Wessex Downs AONB
- Conserve and enhance the tranquil rural qualities and sparsely settled character

Site description:

The site constitutes part of a grass field, located on the upper side of the River Thames valley. Located adjacent the western edge of the settlement of Pangbourne. The settlement of Pangbourne, and its hinterland, has two distinct character areas: the river valleys of the Pang and Thames in the north, east and south-east; and the rising open hillsides of Ashampstead Downs in the west and south-west where the site is located. Pangbourne remains compact and, despite more recent development up the valley hillsides, retains its importance as a settlement on the confluence of these two rivers.

Key landscape planning factors:

The site is located as follows:

- Within the North Wessex Downs AONB
- Within the setting of the Chilterns AONB
- Outside the settlement boundary of Pangbourne

Viewpoints:



Photo 1: Summer view from the northern River Thames valley side (within the Chilterns AONB) across to the open southern valley side which the site forms part of



Photo 2: View into the site, with the new dwellings screening the long views across to the northern valley side within the Chilterns AONB



Photo 3: View from the end of Riverview Road into the adjacent open countryside, although this area is not included within the site



Photo 4: View along northern edge towards the site, showing the new tree planting on the western boundary



Photo 5: From the centre of the site looking towards the adjacent area of new development (HSA21)



Photo 6: From the centre of the site looking north towards the Chilterns and the northern Thames Valley side



Photo 7: From centre of the site looking north west towards the Chilterns AONB



Photo 8: From the top of the site looking towards the Chilterns AONB

Please refer to section 3 methodology of the assessment process

1. **Visual Sensitivity: Medium**
 - An elevated location above the settlement edge of Pangbourne
 - Potential views from opposite valley side within Chilterns AONB
 - Limited views from adjacent public areas
 - Mitigation planting would change the open character of the landscape, but could reinforce the wooded character of the valley side

2. **Landscape Sensitivity: Medium/low**
 - Open area of grassland as part of larger field
 - Located on the upper valley side, straddling the adjacent plateau landscape
 - Includes an incised dry valley

3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)





4. **Wider Landscape Sensitivity: Medium/High**
 - The site has strong physical and visual links to the wider landscape and these outweigh any minor impacts from the adjacent settlement of Pangbourne

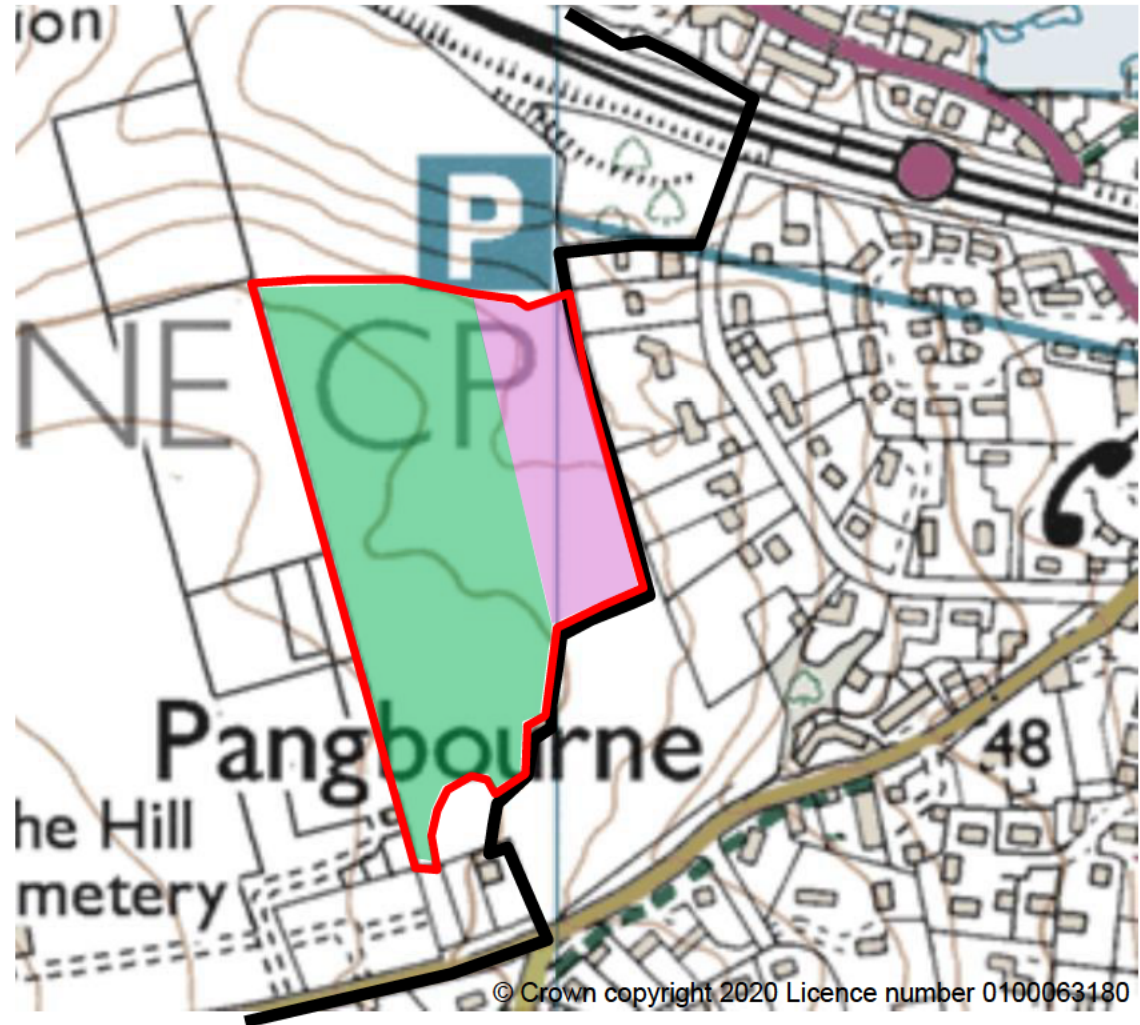
5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. **Landscape Value: Medium/High**
 - Located within the North Wessex Downs AONB
 - Faces the Chilterns AONB

7. Landscape Capacity: Medium/Low (combines 5 and 6)

<p>Relationship of site to Pangbourne</p> <ul style="list-style-type: none"> • Adjoining housing within Pangbourne (along Riverview Road) is semi-rural in character with the landscape being the dominant characteristic • Proposed site includes an area on the open valley side above 75m, which is not a characteristic location for development within Pangbourne
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • Part of open grass field pattern west of Pangbourne, although there are new areas of recent woodland planting along the western boundary of the site • Straddles slopes above Pangbourne facing the Chilterns AONB • Part of an area of reorganised fields, formerly pre 18th century irregular fields extending into the wider landscape
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none"> • No impact on woodland or pasture or particular landscape features • Loss of open grass field which forms a part of the wider open landscape on the hillside west of Pangbourne • Development on the western part of the site would extend the village envelope above the predominant 70m AOD to above 75m AOD • Tranquillity of northern part of the site is already compromised by the railway line • Access would be a continuation from the existing new access road for the recent adjacent development
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none"> • Development particularly on the higher slopes would be prominent in views from the west, the Chilterns AONB; development on the lower eastern slopes would be less intrusive • Views from the river corridor largely unaffected • Potential loss of panoramic views from new road into development across the Thames Valley to the Chilterns
<p>Potential impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Development over the whole site would not be in keeping with the pattern of the adjacent semi-rural density of development along Riverview Road • Development on higher ground could potentially impact on the development free views from the Chilterns AONB • Development on higher ground would be out of character with the rest of the settlement
<p>Potential impact on the AONB, including the Chilterns AONB</p> <ul style="list-style-type: none"> • Development sited on the exposed open slopes is likely to have a detrimental effect on the special qualities of the North Wessex Downs AONB and the settlement of Pangbourne • Potential views of the development against the skyline as seen from the Chilterns AONB
<p>Landscape mitigation and contribution to green infrastructure</p> <ul style="list-style-type: none"> • Buffer planting along western edge should be designed to conserve and enhance the AONB, as well as mitigating any visual effect of development on lower ground • A low density of development on the lower ground would allow space within the private gardens for tree planting to develop which in time will break up the roofline
<p>Conclusion and recommendations</p> <p>As seen with the adjacent area of new development, this site is within an elevated location, which could be visible from the opposite valley side within the Chilterns AONB. To maintain the open upper valley side, a special quality of this area of the AONB only the lower parts of the site below 70mAOD could be developed without damaging the natural beauty of the AONB</p>

-  The site
-  Settlement Boundary
-  With potential for development
-  Considered inappropriate for development



Site Land to the north of Pangbourne Hill: Recommended developable site area and Green Infrastructure

Appendix 2

AP29. Council to publish for each relevant site (including smaller parts of areas assessed in the HELAA) its reassessment of suitability and availability used to inform its response to AP14 (including the reasons why sites were not considered suitable and available with reference, where relevant, to evidence submitted with regulation 19 representations).

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
ALD1	Aldermaston Park, Aldermaston, RG7 4HP	Eastern Area	644 dwellings. Promoter has suggested a lower number (275 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern. Part Registered Park and Garden.	N
ALD2	The Paddock, Baughurst Road, Aldermaston, RG7 4PJ	Eastern Area	Up to 6 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern. Part Registered Park and Garden.	N
ALD4	Land at Forsters Farm, Wasing Lane, Aldermaston	Eastern Area	Up to 63 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern. Highways issues - access.	N
ALD5	Basingstoke Road/Fallows Road, Aldermaston Wharf	Eastern Area	Up to 44 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
ALD7	Padworth Sawmills Industrial Estate, Rag Hill, Padworth, RG7 4NU	Eastern Area	65 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
ALD9	Land North of Silchester Road, Tadley	Eastern Area	330 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy.	N
BAS1	Land off Reading Road, Lower Basildon	AONB	22 dwellings. The promoter has suggested a lower number of dwellings (8) and this will be used as the development potential	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BAS2	Land adjacent Reading Road, Lower Basildon	AONB	Up to 8 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BAS3	Land west of Blandy's Lane, Upper Basildon	AONB	Up to 100 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
BAS4	Land south of Ashampstead Road, Upper Basildon	AONB	Up to 137 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
BAS5	Knapps Wood Farm, Pangbourne Road, Upper Basildon, RG8 8LN	AONB	Up to 64 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
BAS6	Garlands Farm, Gardeners Lane, Upper Basildon, Reading, RG8 8NP	AONB	8 dwellings. Promoter has suggested a lower number (5 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
BAS7	Land behind Little Orchard, Gardeners Lane, Upper Basildon, RG8 8NL	AONB	Up to 27 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
BEED1	Britwell Farm, Oxford Road, World End, Chieveley, RG20 8RU	AONB	2 dwellings, however the site has permission in principle for a maximum of 4 dwellings	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BEED2	Land at World's End, Beedon	AONB	Up to 33 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
BEED3	Land rear of The Coach Public House, World's End, Beedon	AONB	Up to 15 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BEED4	The Old Brickworks, Beedon Hill, Beedon	AONB	Up to 28 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access	N
BEEN1	Land fronting Bath Road, Aldermaston Wharf, Reading - Site B	Eastern Area	Up to 68 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BEEN2	Amour, Beedon Hill, Beedon	AONB	Up to 4 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access	N
BEEN7	Land at Back Lane, Beenham	AONB	Up to 87 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access	N
BEEN8	Land north of Back Lane, Beenham, RG7 5NN	AONB	Up to 8 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
BEEN9	Land at Beenham Stocks, Beenham Hill, Beenham	AONB	Up to 7 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access	N
BH1	Clappers Farm, Cross Lane, Beech Hill, Grazeley	Eastern Area	Up to 900 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy.	N
BH2	Field beside Wood Lane, Beech Hill, Reading, RG7 2BE	Eastern Area	Up to 16 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy. Highways issues - access.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
BOX1	Land to the south of the Recreation Ground, Boxford	AONB	30 dwellings. Promoter has suggested a lower number (20 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
BRAD1	Glenvale Nurseries, Hungerford Lane, Bradfield Southend, RG7 6JH	AONB	Up to 4 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access.	N
BRAD2	Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend, RG7 6HW	AONB	Up to 8 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	None	No	Cumulative impact of scale of development in a service village in the AONB. Covenant.	N
BRAD3	Land south of Crack Willow House & south of Trotman Cottages, Heath Road, Bradfield Southend	AONB	Up to 4 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	None	No	Cumulative impact of scale of development in a service village in the AONB. Covenant.	N
BRAD4	Land at Cock Lane, Bradfield Southend	AONB	4 dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
BRAD5	Land north of South End Road, Bradfield Southend	AONB	Up to 33 dwellings but known issues exist which may reduce this number	The site is included as an allocation (RSA16)	None	No	Site allocated (RSA16)	Site allocated (RSA16)
BRAD6	Land to the rear Ash Grove, Bradfield Southend	AONB	Up to 48 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	Landscape, Visual & Capacity Review, Transport Assessment, Proposed Masterplan, letter of support from Oxford Diocesan Board of Education	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access. Covenant.	N
BRAD7	Land at Southend Road, Bradfield Southend	AONB	Up to 63 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
BRIG1	Isbury, The Village, Brightwalton, RG20 7BP	AONB	Up to 3 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BRIM1	Manor Farm, east of Brimpton Road, Brimpton RG7 4SQ	Eastern Area	Up to 92 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BRIM2	Manor Farm, west of Brimpton Road, Brimpton RG7 4SQ	Eastern Area	Up to 71 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BUCK1	Orchard Gate, Little Lane, Upper Bucklebury, RG7 6QX	AONB	Up to 15 dwellings but known issues exist which may reduce this number. Promoter has suggested a lower number (10 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access.	N
BUCK2	Land south of Broad Lane, Upper Bucklebury	AONB	Up to 26 dwellings but known issues exist which may reduce this number. Promoter has suggested a lower number (15 dwellings), and this will be used as the estimated development potential	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
BUR1	Land at Brookhouse Farm, Sulhamstead Road, Burghfield	Eastern Area	42 dwellings. Promoter has suggested a lower number (40 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy.	N
BUR2	Greenfields, Church Lane, Burghfield, RG30 3TG	Eastern Area	Up to 12 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy. Access issues.	N
BUR3	Land off Pingewood Road North, Burghfield Bridge, RG30 3XN	Eastern Area	Up to 3 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy.	N
BUR4	Land to the south east of Greenfields, Church Lane, Burghfield	Eastern Area	33 dwellings. Promoter has suggested a lower number (2 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy. Access issues. Risk of surface water flooding.	N
BUR5	Field Farm, Mill Road, Burghfield	Eastern Area	Up to 68 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy. Highways issues - access	N
BUR8	Former MOD base (HMS Dauntless), Clayhill Road, Burghfield	Eastern Area	Up to 68 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Outside settlement hierarchy. Highways issues - access. Local Wildlife Site.	N
BUR9	Land south of Mans Hill, Burghfield Common	Eastern Area	369 dwellings. Promoter has suggested a lower number (160-200 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern.	N
BUR10	East Clayhill Road and south Pondhouse Farm (land adjoining HSA15), Burghfield Common	Eastern Area	Up to 90 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern.	N
BUR11	Land between Gully Copse and Reading Road, Burghfield Common	Eastern Area	Up to 76 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern.	N
BUR13	Land west Green Park Station, off Cottage Lane	Eastern Area	Up to 132 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern. Highways issues - access.	N
BUR15	The Guide Dogs for the Blind Association, Hillfields, Reading Road, Burghfield Common, RG7 3YG	Eastern Area	Up to 228 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern. Highways issues. TPOs cover whole site.	N
CA1	Ashmore Green Farm, Stoney Lane, Ashmore Green	Newbury / Thatcham	40 dwellings. Promoter has suggested a lower number (30 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
CA2	Land south of Pound Cottage, Cold Ash Hill, Cold Ash, RG18 9PA	Newbury / Thatcham	Up to 12 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N
CA3	New Farm, The Ridge, Cold Ash, RG18 9JA	Newbury / Thatcham	Up to 54 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
CA4	St. Gabriel's Convent, The Ridge, Cold Ash	Newbury / Thatcham	21 dwellings	Step 3: within designated Neighbourhood Area	None	No	Within settlement boundary	N
CA5	Land adjacent St. Gabriels Convent, The Ridge, Cold Ash	Newbury / Thatcham	Up to 57 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N
CA7	Chivers Pits, Long Lane, Hermitage	Newbury / Thatcham	Up to 11 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access.	N
CA8	Land off Stoney Lane, Stone Copse, Newbury	Newbury / Thatcham	Up to 81 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in context of existing settlement form & pattern and character of the landscape. Highways issues.	N
CA9	Land north of Waller Drive (west of Yate's Copse), Newbury	Newbury / Thatcham	Up to 17 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within settlement boundary	N
CA10	Sims Metal Management & J. Passey & Son Butchers, Turnpike Road, Newbury	Newbury / Thatcham	Up to 42 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within settlement boundary	N
CA11	Land adjacent Little Copse, Off Lawrences Lane, Thatcham	Newbury / Thatcham	21 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in context of existing settlement form & pattern and character of the landscape.	N
CA12	Land at Henwick Park, Bowling Green Road, Thatcham, RG18 3BY	Newbury / Thatcham	651 dwellings. Promoter has suggested a lower number (225 dwellings), and this will be used as the estimated development potential.	Step 6: SA/SEA One of the preferred spatial strategy options taken forward was a focus on Thatcham. The Core Strategy provided limited growth for Thatcham, but there are substantial opportunities for strategic development in Thatcham which would lead to improved services and facilities in the town (see pp.24-25 of CD3a SA/SEA Environmental Report for the Proposed Submission LPR). Whilst the site is potentially developable in part, it was not taken forward as an allocation because it was considered to be too remote from the North East Thatcham sites to deliver a cohesive development.	None	Stage 2 of the Thatcham Strategic Growth Study (SIT2b) identifies at paragraph 5.8 (p.24) that <i>"Land at Henwick Park (CA12) (and the enclosed sites The Creek (CA16) and Regency Park Hotel (CA17)) could be considered as part of masterplanning work, however their isolation from the NE Thatcham sites, and separate land control, presents issues in designing a comprehensive strategic development. An allocation on the site presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals."</i> The Regulation 19 response (representor ID: 859602) from Nexus on behalf of Croudace indicates that the site is available for development.	The Council's preference is for one strategic site in Thatcham to ensure that new development is coordinated with the necessary critical infrastructure, delivered at an appropriate stage, to help support the wider needs of the town. This site is considered too small on its own to be able to provide the level of infrastructure required to support the wider needs of Thatcham.	Y
CA13	Land at Elmhurst Farm, Ashmore Green Road, Thatcham	Newbury / Thatcham	Up to 70 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Highways issues. Risk of surface water flooding.	N
CA14	Land East of Long Lane, Cold Ash RG18 9LY	Newbury / Thatcham	Up to 4 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CA15	Land at Long Lane, North of Highwood Close and Shaw Cemetery, Long Lane, Newbury	Newbury / Thatcham	Up to 351 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	Transport Assessment, concept masterplan, opportunities & constraints plan, preliminary FRA, preliminary landscape visual baseline appraisal, archaeology assessment, nutrient neutrality note, preliminary ecological appraisal	No - the Council's Highways Team has confirmed that they maintain their concerns about the impact that development would have on the local road network, and would object to this site coming forward on its own and without the inclusion of a new link road through to site SCD4 and the A339. This is for the following reasons: - Shaw Road / Kiln Road / Church Road / Shawn Hill double mini roundabout is over capacity; - Robin Hood roundabout at capacity; and - B4009 Priors Court / Newbury Road / Station Road roundabout in Hermitage is at capacity.	Highways issues and further information required on ecology, heritage and landscape. Risk of surface water flooding across part of the site. Development would require access from the B4009 to the A339. Should be considered strategically as part of a future review of the Local Plan.	N
CA16	The Creek, Heath Lane, Thatcham	Newbury / Thatcham	Up to 45 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA One of the preferred spatial strategy options taken forward was a focus on Thatcham. The Core Strategy provided limited growth for Thatcham, but there are substantial opportunities for strategic development in Thatcham which would lead to improved services and facilities in the town (see pp.24-25 of CD3a SA/SEA Environmental Report for the Proposed Submission LPR). Whilst the site is potentially developable in part, it was not taken forward as an allocation because it was considered to be too remote from the North East Thatcham sites to deliver a cohesive development.	None	Stage 2 of the Thatcham Strategic Growth Study (SIT2b) identifies at paragraph 5.8 (p.24) that <i>"Land at Henwick Park (CA12) (and the enclosed sites The Creek (CA16) and Regency Park Hotel (CA17)) could be considered as part of masterplanning work, however their isolation from the NE Thatcham sites, and separate land control, presents issues in designing a comprehensive strategic development. An allocation on the site presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals."</i> The landowner did not make representations to the Regulation 19 consultation, and has been contacted for confirmation that the site is still available.	The Council's preference is for one strategic site in Thatcham to ensure that new development is coordinated with the necessary critical infrastructure, delivered at an appropriate stage, to help support the wider needs of the town. This site is considered too small on its own to be able to provide the level of infrastructure required to support the wider needs of Thatcham.	Y
CA17	Regency Park Hotel, Bowling Green Road, Thatcham, RG18 3RP	Newbury / Thatcham	Residential: up to 55 dwellings but known issues exist which may reduce this number OR Residential (as part of mixed use development): up to 28 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA One of the preferred spatial strategy options taken forward was a focus on Thatcham. The Core Strategy provided limited growth for Thatcham, but there are substantial opportunities for strategic development in Thatcham which would lead to improved services and facilities in the town (see pp.24-25 of CD3a SA/SEA Environmental Report for the Proposed Submission LPR). Whilst the site is potentially developable in part, it was not taken forward as an allocation because it was considered to be too remote from the North East Thatcham sites to deliver a cohesive development.	None	Stage 2 of the Thatcham Strategic Growth Study (SIT2b) identifies at paragraph 5.8 (p.24) that <i>"Land at Henwick Park (CA12) (and the enclosed sites The Creek (CA16) and Regency Park Hotel (CA17)) could be considered as part of masterplanning work, however their isolation from the NE Thatcham sites, and separate land control, presents issues in designing a comprehensive strategic development. An allocation on the site presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals."</i> Site promoter confirmed on 17 May 2024 that the site remains available, as does an additional area of land to the west of the site (which currently forms part of the hotel car park).	The Council's preference is for one strategic site in Thatcham to ensure that new development is coordinated with the necessary critical infrastructure, delivered at an appropriate stage, to help support the wider needs of the town. This site is considered too small on its own to be able to provide the level of infrastructure required to support the wider needs of Thatcham.	Y

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See S171 Site Selection Methodology Paper for details of the stepped process taken to the site selection process)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
CA18	The Field, Ashmore Green Road, Ashmore Green	Newbury / Thatcham	27 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CA19	Land at Woodland Leaves, Cold Ash Hill, Cold Ash, RG18 9PS	Newbury / Thatcham	Up to 32 dwellings but known issues exist which may reduce this number.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Highways issues.	N
CA20	Land east of Stoney Lane, Newbury	Newbury / Thatcham	133 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in context of existing settlement form & pattern and character of the landscape.	N
CH11	The Colt House, Green Lane, Chieveley, RG20 8XB	AONB	5 dwellings. Promoter has suggested a lower number (2 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Highways issues.	N
CH12	Land at Tudor Avenue, Chieveley, RG20 8RW	AONB	3 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
CH14	Land off Morphetts Lane, Down End, Chieveley, RG20 8TN	AONB	Site has planning permission for 1 dwelling	Step 5: within settlement boundary	None	No	Within settlement boundary	N
CH15	The Old Stables, Green Lane, Chieveley, RG20 8XB	AONB	Up to 3 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Highways issues.	N
CH16	Land at School Lane, Chieveley, RG20 8TY	AONB	13 dwellings. Promoter has suggested a lower number (10 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
CH17	Land at Graces Lane, Chieveley	AONB	3 dwellings. Promoter has suggested a lower number (2 dwellings), and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
CH18	Land south of Graces Lane, Chieveley	AONB	Up to 42 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
CH110	Land north of Kiln Drive, Copyhold Farm, Curridge, RG18 9EG	AONB	Up to 62 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CH111	The Little House, Chapel Lane, Curridge, RG18 9DX	AONB	3 dwellings. Promoter has suggested a lower number (2 dwellings), and this will be used as the estimated development potential	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
CH112	School Field, Land to north of Hermitage Primary School, Hampstead Norreys Road, Hermitage, RG18 9SA	AONB	Up to 25 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
CH114	Land opposite St Bartholomew's Church, Old Street, Oare, Hermitage, RG18 9SD	AONB	Up to 19 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CH116	Land north of Manor Lane, Oare, Hermitage, RG18 9SB	AONB	Up to 29 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CH117	Shandy's Paddock, Manor Lane, Oare	AONB	Up to 3 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CH118	Manor Corner, Manor Lane, Oare, Hermitage, RG18 9SD	AONB	Up to 2 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CH119	Red Gate Stables, Graces Lane, Chieveley, RG20 8XB	AONB	Up to 27 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
CH120	Land adjacent to Oxford Road, Chieveley, Newbury, RG20 8UY	AONB	Up to 78 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
CH121	Kiln Estate, Oare, Hermitage	AONB	Up to 81 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CH122	Kiln Fields, Oare, Hermitage	AONB	Up to 162 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
CH123	Land at Chieveley Glebe, Chieveley	AONB	Up to 15 dwellings but known issues exist which may reduce this number	The site is included as an allocation (RSA17)	None	No	Site allocated (RSA17)	Site allocated (RSA17)

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
CHI25	Bluebell Stables, Curridge Road, Curridge, Thatcham, RG18 9DL	AONB	Up to 6 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
COM1	Land east of Downs Road, Compton, RG20 6RE	AONB	Up to 27 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
COM2	Land north of Hill Top House, Churn Road, Compton, RG20 6PP	AONB	Up to 13 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	None	No	Cumulative impact of scale of development in a service village in the AONB.	N
COM3	Land to east of Mayfield Cottages, Cheseridge Road, Compton, RG20 7PL	AONB	Up to 20 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Risk of groundwater flooding.	N
COM4	Land to north east of Ilsley Road, between Elm View House and Lansdowne Cottages, Ilsley Road, Compton, RG20	AONB	Up to 10 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Risk of groundwater flooding.	N
COM5	Land north east of Ilsley Road & west of Churn Road, Compton RG20	AONB	Up to 40 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
EG1	Land adjacent Dingle Dock, East Garston, RG17 7HN	AONB	Up to 2 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
EI1	Land north of Whitehall Cottages, Abingdon Lane, East Ilsley	AONB	Up to 4 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
EI2	Land south of Fidler's Lane, East Ilsley	AONB	31 dwellings. Promoter has suggested a lower number (10 dwellings), and this will be used as the estimated development potential	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy.	N
ENB1	Enborne Meadows, Newbury, RG20 0LX	Newbury / Thatcham	Up to 10 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues. Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
ENG2	Englefield Estate Office, Englefield Road, Theale, RG7 5DU	AONB	Up to 9 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues	N
ENG3	Englefield Equestrian Centre, The Street, Englefield,	AONB	Up to 13 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
GRE1	Land south of Pinchington Lane, Greenham, Newbury, RG19 8SR	Newbury / Thatcham	Up to 105 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Heritage assessment	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Part of Registered Historic Park & Garden	N
GRE2	Land south Sandleford Park, Newbury, RG14 5EN	Newbury / Thatcham	Up to 147 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Landscape Review for Land South of Gorse Covert	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
GRE 3	Land south Newbury Racecourse, Newbury	Newbury / Thatcham	Up to 161 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	L VIA	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
GRE4	Land at Abbotswood, Newtown Road, Newbury, RG20 5NY	Newbury / Thatcham	9 dwellings. Promoter has suggested a lower number (5 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Part of Registered Historic Park & Garden. Highways issues - access.	N
GRE5	Land south Capability Way, east of Sandleford Mobile Home Park, Newbury	Newbury / Thatcham	10 dwellings. Promoter has suggested a lower number (6 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Part of Registered Historic Park & Garden	N
GRE6	Land adjoining New Road, Newbury	Newbury / Thatcham	17 dwellings. Promoter has suggested a lower number (12 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Note on adjacent woodland	No	Loss of GI. Impact on Ancient Woodland.	N
GRE7	Sandleford Lodge Park, Greenham, Newbury, RG20 9BB	Newbury / Thatcham	53 dwellings. Promoter has suggested a lower number (40 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Part of Registered Historic Park & Garden. Highways issues.	N
GRE8	Sandleford Park (including New Warren Farm), south of Warren Road and Monks Lane, Newbury	Newbury / Thatcham	The site is allocated in the adopted Core Strategy for up to 2000 dwellings	The site is included as an allocation (SP16)	None	No	Allocated site (SP16)	Allocated site (SP16)
GRE9	Sandleford Park, South of Monks Lane, Newbury	Newbury / Thatcham	The site is allocated in the adopted Core Strategy for up to 2000 dwellings	The site is included as an allocation (SP16)	None	No	Allocated site (SP16)	Allocated site (SP16)
GRE10	Land east of Pigeons Farm Road, Greenham, Newbury	Newbury / Thatcham	44 dwellings. Promoter has suggested a lower number (15 dwellings), and this will be used as the estimated development potential.	Step 6: SA/SEA	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
GRE11	Newbury and Crookham Golf Club, Bursys Bank Road, Newbury	Newbury / Thatcham	12 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Proposed enabling development, site location and current proposed layout	No	Outside settlement hierarchy. Highways issues - access	N
GRE12	Land west of Newtown Road, Sandleford, Newtown, Newbury, RG20 9AY	Newbury / Thatcham	16 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Part of Registered Historic Park & Garden. Highways issues.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
GRE13	Land south of Deadman's Lane, Greenham, Newbury	Newbury / Thatcham	14 dwellings. Promoter has suggested a lower number (5-10 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Part of Registered Historic Park & Garden. Highways issues.	N
GS1	Land west of Spring Meadows, Allendale Farm, Great Shefford	AONB	Up to 15 dwellings but known issues exist which may reduce this number	The site is included as an allocation (RSA19)	None	No	Site allocated (RSA19)	Site allocated (RSA19)
GS2	Land adjacent to Three Gables, Great Shefford	AONB	7 dwellings. Promoter has suggested a lower number (6 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Risk of flooding. Harm to the setting of The Swan (Grade II listed).	N
HER1	Land west of Slanting Hill, Hermitage	AONB	Up to 17 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
HER2	Land at Hampstead Norreys Road, Hermitage, RG18 9SD	AONB	6 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
HER3	Land east of B4009, Hermitage, RG18 9XU	AONB	6 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
HER4	Land adjacent to Station Road, Hermitage	AONB	42 dwellings	The site is included as an allocation (RSA22)	None	No	Site allocated (RSA22)	Site allocated (RSA22)
HER5	Land at Kiln Farm, west of B4009, Hermitage, RG18 9SA	AONB	Up to 74 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	None	No	Whole site inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Part of the site - cumulative impact of scale of development in a service village in the AONB.	N
HER6	Land at Windmill Hill, off Yattendon Road, Hermitage	AONB	Up to 20 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access.	N
HM1	Land to the north of sewage treatment works, previously part of Elm Farm, Hamstead Marshall	AONB	Up to 5 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy	N
HN1	Land at Shepherds Cottage, Wyld Court Hill, Hampstead Norreys, RG18 0TN	AONB	Up to 6 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB	N
HN2	Red Cottage & adjoining land, Hampstead Norreys	AONB	Up to 8 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues	N
HN3	Land at Five Ways, Off Compton Road, Hampstead Norreys, Thatcham	AONB	Up to 7 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB	N
HUN3	Former Oakes Brothers Site, Station Road, Hungerford, RG17 0EA	AONB	8 dwellings, but site has permission for 30 flats with coffee shop. The development potential used will therefore be the number of dwellings granted planning permission	Step 3: within designated Neighbourhood Area	None	No	within Designated Neighbourhood Area	N
HUN4	15 Chestnut Walk, Hungerford, RG17 0DB	AONB	Up to 4 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN5	Land at Priory Road, Hungerford	AONB	Up to 15 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN6	Hungerford Trading Estate	AONB	Up to 19 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN7	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 1)	AONB	Up to 31 dwellings but known flooding issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN9	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 3)	AONB	140 bedspaces	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN12	Land west of Salisbury Road, Hungerford	AONB	Using developable area suggested by site promoter, 42 dwellings. Known landscape capacity issues exist which may decrease this number.	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN14	Land east of Salisbury Road, Hungerford	AONB	68 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN15	Follydog Field, Bath Road, Hungerford	AONB	54 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within Designated Neighbourhood Area	N
HUN16	King Field, Eddington Road, Hungerford	AONB	279 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN17	King Field, Eddington Road, Hungerford (Smaller Site Area)	AONB	50 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN18	The Paddock, Marsh Lane, Hungerford	AONB	5 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
HUN19	Land at Strongrove Hill, Hungerford	AONB	2 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within Designated Neighbourhood Area	N
KIN3	Land east Kiln Farm, Kintbury, RG17 9XD	AONB	31 dwellings. Promoter has suggested a lower number (20 dwellings), and this will be used as the estimated development potential.	Step 6: SA/SEA	None	No	Whole site inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Part of the site - cumulative impact of scale of development in a service village in the AONB.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See S171 Site Selection Methodology Paper for details of the stepped process taken to the site selection process)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
KIN4	Land north of Kiln House, Laylands Green, Kintbury, RG17 9UD	AONB	Up to 18 dwellings but known issues exist which would reduce this number	Step 6: SA/SEA	None	No	Whole site inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
KIN5	Land north Holt Road, Kintbury	AONB	28 dwellings. Promoter has suggested a lower number (20 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
KIN6	Land adjoining The Haven, Kintbury, RG17 9AU	AONB	Up to 23 dwellings but known issues exist which would reduce this number	The site is included as an allocation (RSA23)	None	No	Allocated site (RSA23)	Allocated site (RSA23)
LAM1	Land between Folly Road, Rockfel Road/Bridleways & Stork House Drive, Lambourn	AONB	Up to 46 dwellings but known landscape capacity issues exist which are likely to decrease these numbers.	Step 3: within designated Neighbourhood Area	None	No	Within designated Neighbourhood Area	N
LAM2	Land at Wantage Road & North Fields, Lambourn	AONB	Up to 27 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
LAM3	Land south of Old Station Yard, Off Coddington Gardens, Lambourn	AONB	Up to 7 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
LAM4	Land off Bockhampton Road, Lambourn	AONB	Up to 8 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
LAM5	Windsor House Stables, Large Paddock, Crowle Road, Lambourn	AONB	37 dwellings. Promoter has suggested a lower number (33 dwellings), and this will be used as the estimated development potential.	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
LAM7	Land at Fairview, Greenways, Lambourn, Hungerford, RG17 7LD	AONB	Up to 34 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within designated Neighbourhood Area	N
LAM9	Land at Fairview, Greenways, Lambourn (Smaller Site)	AONB	19 dwellings. Promoter has suggested a lower number (12 dwellings), and this will be used as the estimated development potential.	Step 3: within designated Neighbourhood Area	None	No	Within designated Neighbourhood Area	N
LECK1	Land at Egypt Hill, Leckhampstead	AONB	Up to 4 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
MID1	Paddock at Wisteria Cottage, Bath Road, Midgham, RG7 5UU	Eastern Area	3 dwellings. The site promoter has suggested a lower potential (2 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
MID2	Land to the west of Woolhampton	Eastern Area	Up to 27 but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Predominantly functional floodplain	N
MID3	Land adjoining A4 western end Woolhampton, RG7 5RE	Eastern Area	Up to 30 but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape	N
MID4	Land north of the A4 Bath Road, junction of New Hill Road, Woolhampton	Eastern Area	Up to 20 but known issues exist which may reduce this number	The site is included as an allocation (RSA13)	None	No	Allocated site (RSA13)	Allocated site (RSA13)
NEW2	Land adjoining The Phoenix Centre, Newtown Road, Newbury, RG14 7EB	Newbury / Thatcham	9 houses OR 19-24 flats OR 15 dwellings (mix of dwellings and flats)	Step 5: within settlement boundary	None	No	Within settlement boundary	N
NEW3	Kennet Shopping Centre, Newbury, RG14 5EN	Newbury / Thatcham	Up to 228 dwellings but known issues exist which may reduce this number	Step 5: within settlement boundary	None	No	Within settlement boundary	N
NEW5	Land off Andover Road, Newbury	Newbury / Thatcham	Using the pattern book study the development potential is 238 dwellings. The site promoter has suggested a lower potential (200 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Site promotion document which includes Landscape Appraisal	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
NEW6	Land east of Hill Road, Speen, Newbury, RG14 1RT	Newbury / Thatcham	Up to 32 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Proposed access layout	No - the Council's Highways team have confirmed that it is not possible to achieve appropriate site lines. They have also commented that it is not possible to introduce traffic calming measures easily onto Speen Lane - this would be subject to a speed limit review which is separate to planning.	Highways issues - access	N
NEW7	West Berkshire Magistrates' Court, The Court House, Mill Lane, Newbury, RG14 5QS	Newbury / Thatcham	Up to 13 (flats) but known issues exist which may reduce this number	Step 5: within settlement boundary	None	No	Within settlement boundary	N
NEW8	Sandleford Park South, Newbury	Newbury / Thatcham	Up to 328 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Site promotion document which includes Landscape Appraisal	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
NEW9	Land at West Berkshire Hospital, London Road, Benham Hill, Thatcham	Newbury / Thatcham	Up to 56 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
NEW10	Land adjacent to Oxford Road, Newbury	Newbury / Thatcham	Using the pattern book study the development potential is 74 dwellings. The site promoter has suggested a lower potential (23 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Risk of flooding.	N
NEW11	The Chase, Wash Water	Newbury / Thatcham	Using the pattern book study the development potential is 105 dwellings. The site promoter has suggested a lower potential (57 dwellings) and this will be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
NEW12	Greenham Road Retail Park, Newbury	Newbury / Thatcham	22 houses OR 45-58 flats OR 32 dwellings (mix of flats and houses)	Step 5: within settlement boundary	None	No	Within settlement boundary	N
PAD1	Land fronting Bath Road, Aldermaston Wharf, Reading (Site A)	Eastern Area	Up to 34 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
PAD2	The Round Oak, Reading Road, Padworth Common, RG7 4QG	Eastern Area	Up to 24 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access. Inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	N
PAD3	Land at Padworth Lane, Lower Padworth, Padworth	Eastern Area	Up to 138 dwellings but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
PAN1	Burfield, Pangbourne Hill, Pangbourne, RG8 8JS (and agricultural paddock used as garden since 2000)	AONB	Up to 32 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
PAN3	Centenary Field, Bere Court Road, Pangbourne	AONB	Using the pattern book study the development potential is 38 dwellings. The site promoter has suggested a lower potential (34 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
PAN4	Bowden Playing Fields, Yattendon Road, Pangbourne	AONB	Site promoter has suggested 89 dwellings, however using the density pattern book the potential is 53 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access	N
PAN5	Pangbourne College Boat House, 16 Shooters Hill, Pangbourne, RG8 7DX	AONB	Up to 3 dwellings but known issues exist which may reduce this number	Step 5: within settlement boundary Flood risk	None	No	Part within the settlement boundary. Part outside within Flood Zones 2 & 3.	N
PAN6	Paddock between South Lodge & Wilco Poultry Farm, Tidmarsh Lane, Pangbourne, RG8 8HT	AONB	Up to 13 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB. Highways issues - access	N
PAN7	Land east of Wakemans, Upper Basildon	AONB	Up to 12 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
PAN8	Land north of Pangbourne Hill, Pangbourne	AONB	Up to 72 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	Appendix 4 of the HELAA (SIT4e) noted the LSCA (Nov 2020) (LAN6a) concludes that only the lower parts of the site below 70m AOD could be developed without damaging the natural beauty of the AONB. Page 29 of LAN6a identifies the area suitable. Appendix 4 also included comments from Highways who advised they were concerned about additional impact on Pangbourne Hill & the A329/Pangbourne Hill Jctn. The development to the south of Sheffield Close of circa 40 dwellings was approved and is being constructed. They considered that Pangbourne Hill had generally reached its limit for development. Appendix 1 to the Written Statement from the site promoter (WS3/19) includes comments from Highways in relation to a pre-application on the site which were made after the submission of the Plan in August 2023 and did not raise any concerns about the impact of development on the local highway network. The estimated development potential on the part of the site that is acceptable in landscape terms is 25 dwellings. Highways have confirmed that this level of development would not have a detrimental impact on the local highway network. The Reg 19 response from Nexus (ID: 862911) indicates that the site is available for development.	Highways issues	Y
SCD1	Old Railway Line, Long Lane, Shaw	Newbury / Thatcham	Up to 2 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy, inappropriate in context of the existing settlement form, pattern, and character of the landscape.	N
SCD2	Land west of Wantage Road, Shaw, Newbury	Newbury / Thatcham	Up to 128 dwellings or 114 dwellings for a mixed use scheme but known issues exist which may reduce this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
SCD4	Land to the north of Newbury, Newbury	Newbury / Thatcham	Up to 815 dwellings but known issues exist which may reduce this number	Step 6: SA/SEA	None	No - the Council's Highways Team has confirmed that they maintain their concerns about the impact that development would have on the local road network, and would object to this site coming forward on its own and without the inclusion of a new link road from the A339 through to site CA15. This is for the following reasons: - Shaw Road / Klin Road / Church Road / Shawn Hill double mini roundabout is over capacity; - Robin Hood roundabout at capacity; and - B4009 Priors Court / Newbury Road / Station Road roundabout in Hermitage is at capacity.	Highways issues. Development would require access from the B4009 to the A339. Should be considered strategically as part of a future review of the Local Plan.	N
SCD5	Land adjacent North Cottage, Oxford Road, Donnington, Newbury	Newbury / Thatcham	The site has planning permission (18/01289/FULD) two dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
SCD6	Pipers, Long Lane, Shaw, Newbury, RG14 2TH	Newbury / Thatcham	Up to 21 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in context of the existing settlement form, pattern, and character of the landscape.	N
SCD7	Donnington Valley Golf Course, Snelmore Common, Newbury	Newbury / Thatcham	Up to 838 dwellings but known issues exist which may reduce this number. The site promoter has suggested a lower potential (500-550 dwellings) and this will instead be used as the estimated development potential	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	LVIA Note	No	Outside settlement hierarchy.	N
SCD8	Land east of Shaw Road, Newbury	Newbury / Thatcham	122 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Highways issues - access. Should be considered strategically as part of a future review of the Local Plan.	N
SM1	College Piece, Mortimer, Reading, RG7 3EX	Eastern Area	Up to 9 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
SM2	Land at West End Road, Mortimer	Eastern Area	Up to 42 dwellings but known issues exist which may reduce this number	Step 3: within designated Neighbourhood Area	None	No	Within designated Neighbourhood Area	N
SM3	Land south of The Street, Mortimer	Eastern Area	Site has planning permission for 110 dwellings	Step 3: within designated Neighbourhood Area The site is allocated within the made Stratfield Mortimer Neighbourhood Development Plan	None	No	Within designated Neighbourhood Area	N
SM4	Land rear of Spring Lane and 25 and 27 Windmill Road	Eastern Area	Using the pattern book study the development potential is 25 dwellings. The site promoter has suggested a lower potential (20 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area. Local Green Space	N
SM5	Land adjoining Monkton Copse, Stratfield Mortimer	Eastern Area	Up to 40 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area	N
SM6	Land to north west of Mortimer Station, Stratfield Mortimer	Eastern Area	Up to 8 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area. Functional floodplain.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
SM7	Land off Kiln Lane, Mortimer, Reading	Eastern Area	Using the pattern book study the development potential is 124 dwellings. The site promoter has suggested a lower potential (110 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Within designated Neighbourhood Area. Highways issues - access. Local Green Space.	N
SPE2	Land west Hill Road and north Moor Lane, Speen, Newbury, RG14 1RT	Newbury / Thatcham	Using the pattern book study the development potential is 52 dwellings. The site promoter has suggested a lower potential (10-20 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Proposed access layout	No - the Council's Highways team have confirmed that it is not possible to achieve appropriate site lines. They have also commented that it is not possible to introduce traffic calming measures easily onto Speen Lane - this would be subject to a speed limit review which is separate to planning.	Highways issues- access	N
SPE3	Land north of 38 to 47 Ermin Street, Stockcross, Newbury	Newbury / Thatcham	Up to 3 dwellings, but known issues exist which are likely to decrease this number	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
SPE4	Allotments west of Glebe Lane, Stockcross, Newbury, RG20 8LL	Newbury / Thatcham	Up to 5 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access. Loss of allotments	N
SPE5	Land east of Glebe Lane, Stockcross, Newbury, RG20 8LL	Newbury / Thatcham	Using the pattern book study the development potential is 13 dwellings. The site promoter has suggested a lower potential (10 dwellings, or 8 net dwellings) and this will instead be used as the estimated development potential	Step 4: within 'open countryside' or settlement outside of settlement hierarchy	None	No	Outside settlement hierarchy	N
SPE6	Land north of Ermin Street, Stockcross, Newbury	Newbury / Thatcham	Up to 4 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy	N
SPE7	Deanwood Park Golf Course, Stockcross, Newbury	Newbury / Thatcham	Up to 212 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues.	N
STR1	Land east of Wallingford Road, Streatley	AONB	Up to 19 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Harm to the natural beauty and special qualities of the AONB.	N
STR2	Land north of The Coombe, Streatley, RG8 9QT	AONB	Up to 34 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
STR3	Streatley Village South, south of High Street, east of Reading Road, Streatley	AONB	Up to 32 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
STR4	'NEW SITE' Land at Waterford House, Streatley	AONB	Using the pattern book study the development potential is 3 dwellings. The site promoter has suggested a lower potential (1 dwelling) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
SUL1	Benhams Farm, Hollybush Lane, Burghfield Common, RG7 3JS	Eastern Area	Using the pattern book study the development potential is 52 dwellings. The site promoter has suggested a lower potential (43 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
SUL2	Firlands Farm, Hollybush Lane, Burghfield Common, RG7 3JN	Eastern Area	Up to 238 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
SUL3	Land at Hollybush Lane, East of Clayhill Road and south Pondhouse Farm, Burghfield Common	Eastern Area	315 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Inappropriate scale in context of existing settlement form & pattern. Highways issues - access.	N
SUL4	Land at Holly Tree Farm, Holly Tree House, Shortheath Lane, Sulhamstead, RG7 4EG	Eastern Area	Up to 31 dwellings but known issues exist which may reduce this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues - access. Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
SUL6	The Bolt Hole & land adjacent, Hollybush Lane, Sulhamstead Abbots, Burghfield Common, RG7 3JS	Eastern Area	32 dwellings	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Highways issues - access.	N
THA1	Rainsford Farm & Former Paper Mill, Crookham Hill, Thatcham, RG19 4NU	Newbury / Thatcham	Up to 400 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Flood Mitigation Report, Preliminary Ecological Appraisal Report, Heritage Statement, Transport Note, Preliminary ground Condition Note	No	Flood risk. Highways issues - unacceptable impact on Thatcham level crossing & Crookham Hill. Colthrop Mineral Processing plant safeguarded in the Minerals & Waste Local Plan.	N
THA2	Land east of Tull Way, Thatcham	Newbury / Thatcham	Site has planning permission for 75 dwellings and development is now complete	Step 5: within settlement boundary	None	No	Within settlement boundary	N
THA5	4 & 5 Colthrop Cottages & land adjacent, Colthrop Lane, Thatcham	Newbury / Thatcham	Up to 10 dwellings, however site has planning permission for 2 dwellings	Step 6: SA/SEA	None	No	The Council's preference is for one strategic site in Thatcham to ensure that new development is coordinated with the necessary critical infrastructure, delivered at an appropriate stage, to help support the wider needs of the town. This site is considered too small on its own to be able to provide the level of infrastructure required to support the wider needs of Thatcham. Inappropriate in the context of the existing settlement form and pattern.	N
THA6	Land at Harts Hill Farm (Site A)	Newbury / Thatcham	Using the pattern book study the development potential is 343 dwellings. The site promoter has suggested a lower potential (200 dwellings) and this will instead be used as the estimated development potential	The site forms part of the North East Thatcham strategic site which is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)
THA7	Land off Hebden Close, Kelghley Close & Glaisdale, Thatcham	Newbury / Thatcham	Up to 90 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Access issues. Local Wildlife Site. Seasonal flood risk.	N
THA8	Harts Hill Farm, Floral Way, Thatcham, RG18 4NW	Newbury / Thatcham	Using the Density Pattern Book the development potential is 935 dwellings. The site promoter has suggested a lower potential (591 dwellings) and this will instead be used as the estimated development potential	The site forms part of the North East Thatcham strategic site which is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)

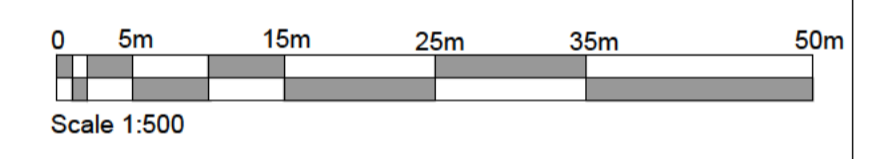
HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
THA9	Land at Lower Way Farm, Thatcham, RG19 3TL	Newbury / Thatcham	Using the Density Pattern Book the development potential is 56 dwellings. The site promoter has suggested a lower potential (36 dwellings) and this will instead be used as the estimated development potential	Step 6: SA/SEA	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
THA10	Land at Siege Cross Farm, Thatcham	Newbury / Thatcham	Using the Density Pattern Book the development potential is 749 dwellings. The site promoter has suggested a lower potential (500 dwellings) and this will instead be used as the estimated development potential	The site forms part of the North East Thatcham strategic site which is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)
THA12	Wyevale Garden Centre, Bath Road, Thatcham, RG18 3AN	Newbury / Thatcham	Houses: 52 OR Flats: 104-133 OR Mix 74 dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
THA13	Land at Lower Henwick, off Tull Way/Bath Road, Thatcham	Newbury / Thatcham	Up to 217 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Highways issues.	N
THA14	Colthrop Manor, Land to the north and south of Bath Road (A4), Thatcham	Newbury / Thatcham	Up to 290 dwellings	The site forms part of the North East Thatcham strategic site which is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)
THA15	Hollington Place, Thatcham	Newbury / Thatcham	1 dwelling	Step 5: within settlement boundary	None	No	Within settlement boundary	N
THA16	Land south of Harts Hill Road (Site B), Thatcham	Newbury / Thatcham	Up to 367 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N
THA17	Land north of Harts Hill Road (Harts Hill Quarry), Thatcham, RG18 4NU	Newbury / Thatcham	Up to 72 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N
THA18	Land at Henwick Manor, Tull Way, Newbury	Newbury / Thatcham	Up to 107 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
THA20	North East Thatcham	Newbury / Thatcham	The site could accommodate 1,500 dwellings	The site is included as an allocation (SP17)	None	No	The site forms part of the North East Thatcham strategic site allocation (SP17)	The site forms part of the North East Thatcham strategic site allocation (SP17)
THA21	Newbury Leisure Park, Lower Way, Thatcham	Newbury / Thatcham	45 dwellings	Step 6: SA/SEA	FRA non-technical summary, proposed layout	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements.	N
THA23	Land at Lower Henwick, off Tull Way/Bath Road, Thatcham	Newbury / Thatcham	Up to 217 dwellings, but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape. Performs essential role in separation of settlements. Highways issues.	N
THE1	Whitehart Meadow, High Street, Theale	Eastern Area	105 dwellings	The site is included as an allocation (RSA10)	LVA	No	Allocated site (RSA10)	Allocated site (RSA10)
THE2	Theale Primary School, Church Street, Theale	Eastern Area	Up to 15 dwellings but known issues exist which are likely to decrease this number	Step 5: within settlement boundary	None	No	Within settlement boundary	N
THE3	Station Plaza, Station Road, Theale, RG7 4AQ	Eastern Area	Up to 3 dwellings but known issues exist which are likely to decrease this number	The Employment Land Review identifies that the Arlington Park designated Employment Area which this site falls within should be safeguarded	None	No	Within DEA	N
THE7	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5SB	Eastern Area	Up to 72 dwellings, but known issues exist which are likely to decrease this number	The site is included as an allocation (RSA11)	None	No	Allocated site (RSA11)	Allocated site (RSA11)
THE9	Meadow Way, Theale, RG7 4AX	Eastern Area	1 dwelling	Step 5: within settlement boundary	None	No	Within settlement boundary	N
TID1	Land to the west of Tidmarsh Road, Tidmarsh, Pangbourne	AONB	Up to 36 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Inappropriate in the context of the existing settlement form, pattern and character of the landscape.	N
TIL1	Dacre, New Lane Hill, Tilehurst, Reading, RG30 4JN	Eastern Area	10 dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
TIL2	Fairfields, New Lane Hill, Tilehurst, Reading, RG30 4JN	Eastern Area	12 dwellings	Step 5: within settlement boundary	None	No	Within settlement boundary	N
TIL3	Westwinds, New Lane Hill, Tilehurst, RG30 4JN	Eastern Area	Up to 22 dwellings but known issues exist which are likely to decrease this number	Step 5: within settlement boundary	None	No	Within settlement boundary	N
TIL5	Hall Place Farm, Sulham Hill, Reading, RG31 5UB	Eastern Area	Up to 15 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL6	Land west of Little Heath Road, Tilehurst (Area 1)	Eastern Area	Up to 15 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL7	Land west of Little Heath Road, Tilehurst (Area 2)	Eastern Area	Up to 32 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL13	Land at Pincents Lane, Tilehurst	Eastern Area	Up to 138 dwellings but known issues exist which are likely to decrease this number	Step 6: SA/SEA	Various docs including Transport Response	Appendix 4 of the HELAA (SIT4e) concluded that the site was potentially developable in part. Through the site selection work and Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) (see CD3a SA / SEA Environmental Report for the Proposed Submission West Berkshire Local Plan Review 2022-2039, p.54-56 and CD3j SA / SEA Appendix 8b New Residential Site Allocations, pp.25-32) the site was identified as a reasonable alternative. The Regulation 19 response from Town on behalf of Pincents Lane (representor ID: 1059032) indicates that the site is available for development.	Council concern that development would have an unacceptable impact on the local highway network.	Y
TIL14	Land to the east of Long Lane & south Blackthorn Close, Tilehurst	Eastern Area	Using the pattern book study the development potential is 31 dwellings. The site promoter has suggested a lower potential (30 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Site promotion document which includes Transport and Access Appraisal Report	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N
TIL15	Land east of Sulham Hill between Barefoots Copse & Cornwell Copse, Sulham Hill, Tilehurst	Eastern Area	Up to 58 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Site promotion document which includes Transport and Access Appraisal Report	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the setting of the AONB.	N

HELAA SITE REF	SITE	SPATIAL AREA	ESTIMATED DEVELOPMENT POTENTIAL (DWELLINGS)	STEP OF SITE SELECTION PROCESS THAT THE SITE WAS RULED OUT (See <i>SIT1 Site Selection Methodology Paper for details of the stepped process taken to the site selection process</i>)	EVIDENCE SUBMITTED AT REGULATION 19	IS THERE ANY INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION THAT INDICATES THE SITE IS SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT	REASON SITE WAS NOT ALLOCATED	BASED ON INFORMATION CURRENTLY AVAILABLE TO THE EXAMINATION, IS THE SITE SUITABLE AND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
TIL16	Land to the south and east of Little Heath Court & Boxgrove, Little Heath Road, Tilehurst, Reading RG31 5TY	Eastern Area	Up to 2 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL17	Land north of Pincents Lane, Adjacent to Pincents Manor Hotel, Calcot, RG31 7SD	Eastern Area	Up to 37 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL18	Land at Hall Place Farm, Sulham Hill, Reading, RG31 5UB	Eastern Area	Up to 69 dwellings but known issues exist which are likely to decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Ecology Technical Briefing, FRA, HIA, LVIA, Sustainability Statement, Energy Design Advice, Transport Appraisal, Tree Survey, Utilities Statement Site promotion document, Larger site area promoted which includes TIL18	No	Inappropriate in the context of the existing settlement form, pattern and character of the landscape in the AONB.	N
TIL19	Calcot Park Golf Club, Calcot, Reading	Eastern Area	Using the pattern book study the development potential is: 130 houses OR 260-335 flats OR 186 dwellings (mix of flats and houses). The site promoter has suggested a lower potential of 70 dwellings and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	Proposed enabling development, site location and current proposed layout	No	Within settlement boundary	N
WEL1	Land Opposite Fairbank Between Cedar House, The Lythe and Rectory Cottages, Wickham	AONB	Up to 2 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy. Highways issues	N
WOK1	Bloomfield Hatch Farm, Bloomfield Hatch, Mortimer, RG7 3AD	Eastern Area	Up to 560 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
WOK2	Pierces Farm, Goodboys Lane, Mortimer, RG7 3AH	Eastern Area	Up to 918 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
WOK3	East Lodge, Goodboys Lane, Wokefield Park, Mortimer, RG7 3AE	Eastern Area	Using the pattern book study the development potential is 24 dwellings. The site promoter has suggested a lower potential of 1-3 dwellings and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
WOK4	Land at Grazeley	Eastern Area	Using the pattern book study the development potential is 3144 dwellings. The site promoter has suggested a lower potential (700-1000 dwellings) and this will instead be used as the estimated development potential	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Site within Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ).	N
WW1	Land to the east of 1 Westfields Cottage, West Woodhay, RG20 0BW	AONB	Up to 2 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
WW2	Land west of 6 The Green, West Woodhay, RG20 0BW	AONB	Up to 2 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
WW3	Land west of 7 Westfields Cottage, West Woodhay, RG20 0BW	AONB	Up to 6 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
WW4	Land between 2 & 3 The Green, West Woodhay, RG20 0BW	AONB	Up to 6 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N
WW5	Land west of 4 The Green, West Woodhay, RG20 0BW	AONB	Up to 3 dwellings but known issues exist which may decrease this number	Step 2: HELAA Site assessed within the HELAA as 'not developable within the next 15 years'. Such sites were ruled out for consideration as an allocation because they were not considered to be reasonable alternatives.	None	No	Outside settlement hierarchy.	N

Appendix 3



- KEY**
- SITE BOUNDARY
 - HIGHWAYS BOUNDARY
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED (REFER TO ARBORICULTURAL METHOD STATEMENT)
 - EXISTING SHRUB PLANTING
 - PROPOSED TREES
 - PROPOSED SHRUB PLANTING
 - FFL 73.800 PROPOSED LEVELS (AS PER CIVIL ENG. LEVELS LAYOUT)



Rev	Date	Amendment	By
B	24/08/18	Garage added to Plot 12	SH
C	20/06/19	Slab levels incorporated	CR
D	03/07/19	Roof design amended	SH

Status **PLANNING**

Project Address
Pangbourne Hill
Pangbourne

Drawing Title
Site Layout

Drawn By	CR	Date	July 18
Check	GM	Scale	1:500@A1

Drawing No.	Rev.
P2 - SL-01	D