

5 Housing Site Allocations - North Wessex Downs AONB

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5.1 The North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers almost three quarters of the District and is an area where the landscape is managed to conserve and enhance its natural beauty, in accordance with its national designation. It has a rich historical legacy and wealth of important environmental and heritage assets. The settlement pattern is one of dispersed villages and small towns that have a strong sense of identity. The Core Strategy proposes appropriate sustainable growth to support the local communities and the rural economy, with development focused on the Rural Service Centres and Service Villages.

5.2 The Core Strategy sets out a housing requirement of up to 2,000 new homes in the AONB between 2006 and 2026. Provision of this scale of housing is subject to the overarching objective for the AONB to conserve and enhance its special landscape qualities. At March 2013, the completions since 2006 and outstanding commitments (homes with planning permission) left a remaining requirement of approximately 650. The number needing to be allocated is less than this due to the inclusion of a windfall allowance based on evidence of past permissions on unidentified sites. It is considered appropriate to include this allowance for the entire plan period due to the Core Strategy policy that the provision is up to 2,000 dwellings.

5.3 Within the North Wessex Downs AONB there are three Rural Service Centres. In the western part of the AONB, development will be focused in Hungerford and Lambourn. Hungerford is considerably larger than Lambourn and has a town centre with a range of facilities and services providing for the town and surrounding area. Lambourn performs a more local level role, with a particular emphasis on the needs of the equestrian industry.

5.4 Pangbourne, in the east, is a thriving community which has an important role as a service centre for the eastern areas of the AONB. Opportunities for development outside the current settlement boundary are constrained by environmental considerations and will restrict the amount of housing growth to take place in Pangbourne.

5.5 There are six Service Villages in the AONB which provide a range of services to their communities and the surrounding areas. These service villages will generally have only a limited amount of new development depending on their role and function and the availability of sites. In Compton, the site of the Pirbright Institute was identified through the Core Strategy as an opportunity site for larger scale development. There is now an SPD adopted for the redevelopment of this brownfield site.

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Hungerford

5.6 Within the Core Strategy, Hungerford has been defined as the more sustainable Rural Service Centre in the western part of the North Wessex Downs AONB due to its size and the role and the function that it performs for the wider area.

5.7 There were a number of sites in Hungerford promoted through the SHLAA process. Of these, 10 were considered to be potentially developable with choices to be made through the plan-led process. Information on how the sites were selected is set out in full in SA/SEA Environmental Report.

Preferred Options for Hungerford

5.8 There are two main options for Hungerford which are located at different ends of the town. The reason for consulting on both options is to get a feel for which would be preferable in terms of local impacts. Both areas have advantages and disadvantages in terms of, for example, potential impact on traffic through the town centre and also in terms of accessibility to facilities.

Preferred Option 17

Land east of Salisbury Road (SHLAA site reference HUN007)

The land east of Salisbury Road has an overall site area of over 13 hectares. However, the Landscape Assessment carried out to assess the sites within the AONB advises that just over 5 hectares of the site (between Salisbury Road and John O' Gaunt school) is allocated for development. The site could accommodate approximately 100 dwellings.

The site is located adjacent to the settlement boundary of south Hungerford giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking and/or cycling.

It is proposed that the site is allocated for low to medium density development with a mix of dwelling sizes and types including affordable housing. Careful design will be required to enhance the gateway approach and to respect the site's semi-rural location. The site will be designed to include the creation of a woodland buffer to define the new edge of the settlement and to retain the existing mature tree cover and the views through the site to the wider landscape.

There may be potential to provide a site for a new primary school on land adjacent to the John O'Gaunt site as part of this scheme

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Preferred Option 18

Eddington Sites: Hungerford Veterinary Centre; Folly Dog Leg Field (part of); land at Eddington and Hungerford Garden Centre (SHLAA site references HUN003, HUN005, HUN006, HUN015 and HUN020).

These sites are being viewed as a single location where development could take place as an alternative to the land east of Salisbury Road. Together the sites have development potential for about 87 dwellings.

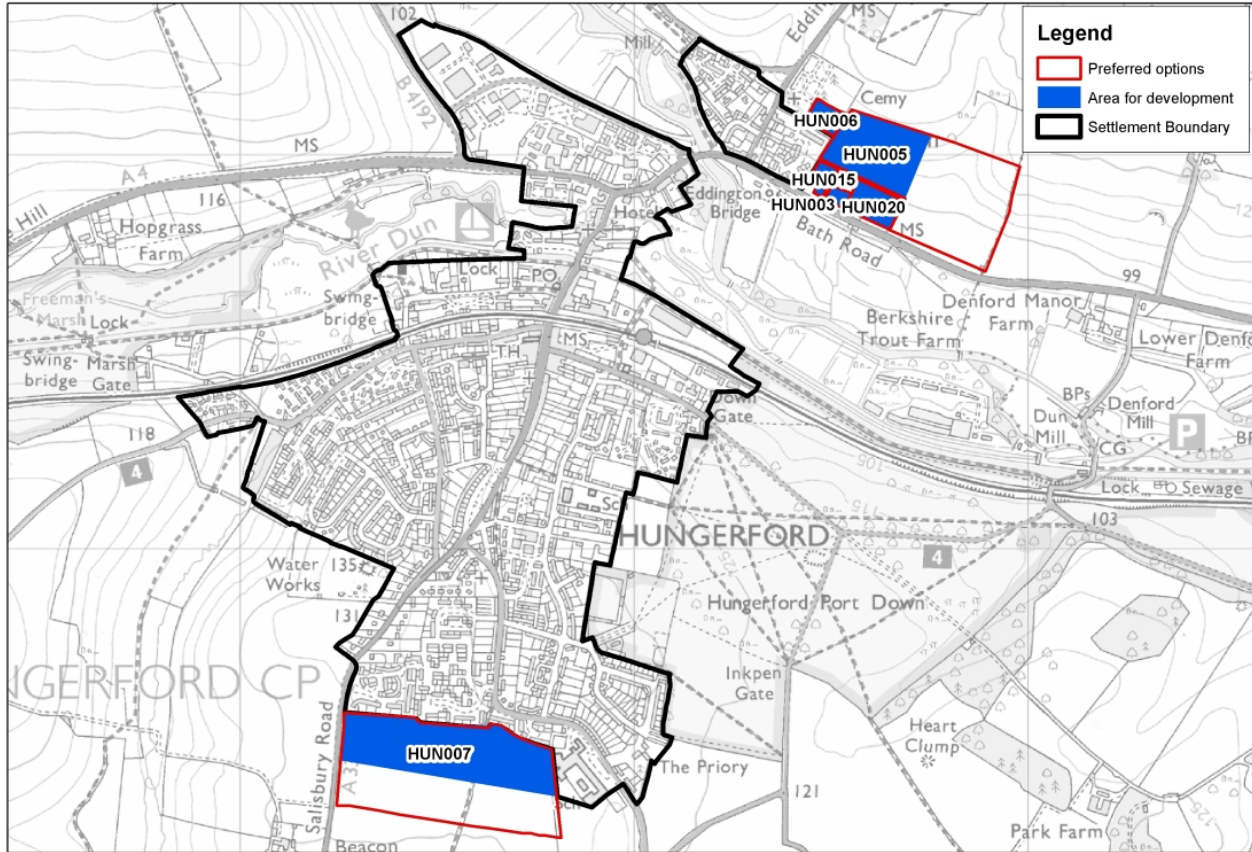
The sites lie adjacent to the settlement boundary of Eddington, to the north of Hungerford. Though accessible to local services and facilities they are not as well related to Hungerford as some of the other sites promoted for development. They are well located for access to the countryside and there are opportunities for walking and cycling. The Landscape Assessment indicates that development in this area, subject to appropriate mitigation measures, would result in little harm to the natural beauty of the AONB.

It is proposed that the sites are allocated for low to medium density development with a mix of dwelling sizes and types including affordable housing. Development in this location would need to be in keeping with the existing development pattern at Eddington, with a soft edge to the development provided on the eastern boundary.

As the sites are located within a groundwater emergence zone, SuDS techniques would need to be included to mitigate against the potential impact of flooding. Sensitive design and internal tree planting would be required to reduce the visual impact of the site on this prominent part of the gateway along the A4 into Hungerford.

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Preferred Options - Hungerford



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Settlement Boundary

5.9 The settlement boundary of Hungerford will be redrawn around the developable boundary of the site/s chosen to be included in the submission version of the DPD. It is also proposed that it will be redrawn around the Five Bar and Grill/The Lamb in Charnham Street (SHLAA reference HUN021). Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 7 Options Considered and Rejected (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
HUN001	Rear of Westbrook Farmhouse, Smitham Bridge Road	26	<ul style="list-style-type: none"> Potential flooding issues. Adjacent to HUN008 – Hungerford Trading Estate – potential for looking at sites together following review of Protected Employment Areas
HUN022	Land to the west of Salisbury Road	53	<ul style="list-style-type: none"> Landscape sensitivity – reduced area around Water Works

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Site Reference	Site Name	Development Potential	Key Reasons for Rejection
HUN028	Land south of Chilton Way	76	<ul style="list-style-type: none"> Development would impact on Shalbourne Valley
HUN026	Land at North Standen Road	159	<ul style="list-style-type: none"> Landscape assessment concludes that development on this site would not be acceptable Agent anticipates would only come forward with HUN001

Lambourn

5.10 Within the Core Strategy, Lambourn performs the role of a Rural Service Centre at a more local level than Hungerford due to its size and relatively remote location. This affects the amount of growth that will be appropriate in Lambourn.

5.11 Five sites in Lambourn were assessed as potentially developable with choices to be made through the plan-led process. Information on how the sites were selected is set out in full in the SA/SEA Environmental Report.

Preferred Options for Lambourn

5.12 There are two preferred sites in Lambourn.

Preferred Option 19

Land adjoining Lynch Lane (SHLAA site reference LAM005)

Land adjoining Lynch Lane covers an area of 5.7 hectares, of which 2.8 hectares is considered to be developable for approximately 56 dwellings. The developable area excludes the part of the site which is at risk from flooding (Flood Zones 2 and 3).

The Landscape Assessment indicates that development on the site would be acceptable as long as the necessary mitigation measures are adhered to. This would require a buffer between the woodland and any development, along with the retention of tree and pedestrian linkages to existing housing.

The site is well related to the existing settlement and close to local services, facilities and open countryside. It is proposed that the site is allocated for low to medium density development, with a mix of dwelling sizes and types including affordable housing. Full ecological and archaeological surveys will be required to inform any development proposal.

It is also proposed to improve the pedestrian/bridle link between Lynch Lane and the village centre to improve connectivity between Lower and Upper Lambourn.

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Preferred Option 20**Land between Folly Road, Rockfel Road and Stork House Drive (SHLAA site reference LAM007)**

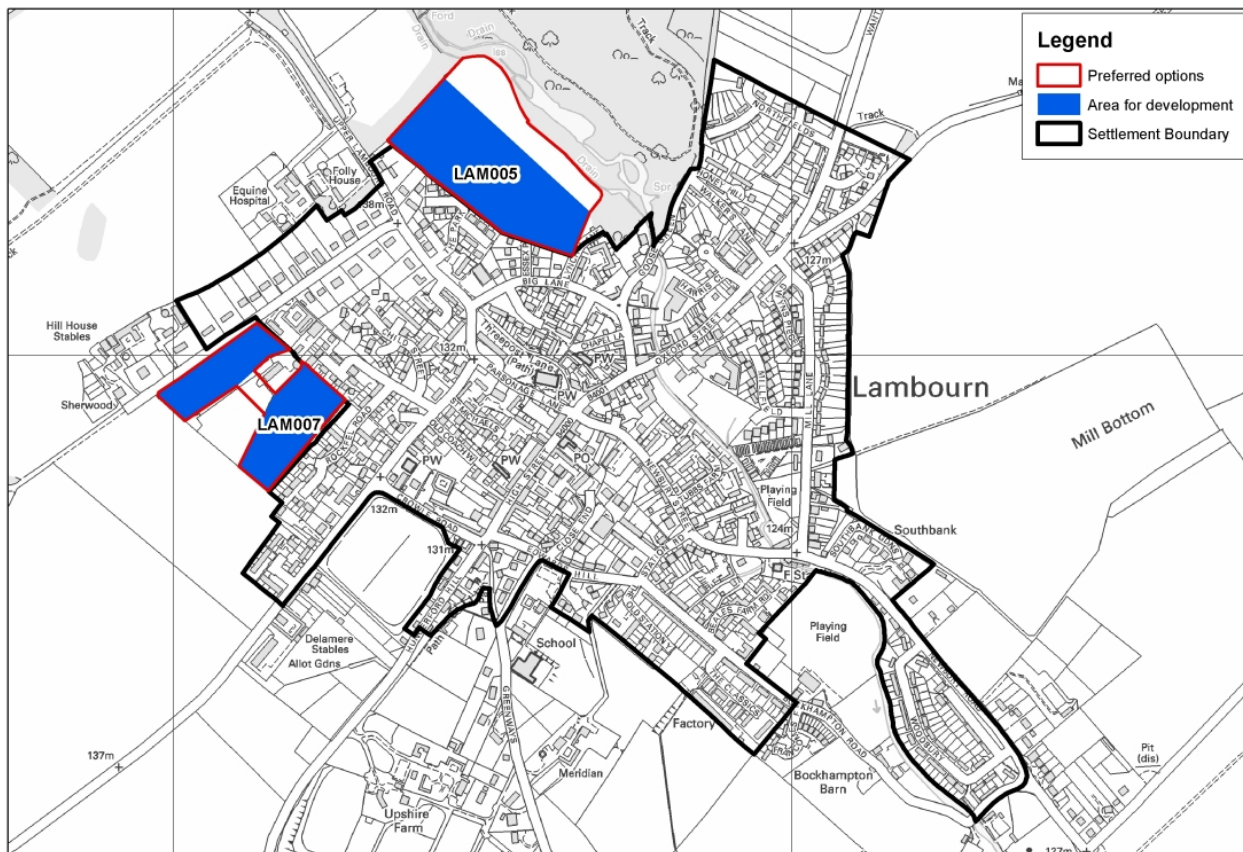
Just over one hectare of this site is considered to be developable for approximately 24 dwellings. The developable area excludes the middle section of the site, reflecting the outcome of the Landscape Assessment which indicates that development on part of the site would be acceptable as long as the required mitigation measures are adhered to.

The site is well related to the existing settlement and close to local services, facilities and open countryside. It is proposed that the site is allocated for low to medium density development, with a mix of dwelling sizes and types including affordable housing. Access can be obtained either from Folly Road or from Rockfel Road, with a potential additional pedestrian access onto Holly Road.

Full ecological and archaeological surveys will be required to inform any development proposal.

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Preferred Options - Lambourn



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Settlement Boundary

5.13 The settlement boundary of Lambourn will be redrawn around the developable boundary of the site/s chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 8 Site Options Considered and Rejected (See Appendix 3 for maps of sites

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
LAM002A	Land at Meridian House and Stud, Greenways	26	<ul style="list-style-type: none"> • Access via Brockhampton Road is narrow and congested with parked vehicles • Local impact on views due to topography. • Part of site sits within Critical Drainage Area • Potential loss of paddock related to race horse industry
LAM009	Land east of Hungerford Hill	30	<ul style="list-style-type: none"> • Access to the site is difficult as the site slopes towards the road and Hungerford Hill is narrow and steep • Development would be visually prominent.

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Site Reference	Site Name	Development Potential	Key Reasons for Rejection
			<ul style="list-style-type: none"> • Area of high archaeological potential • Part of the site is within Critical Drainage Area
LAM013	Windsor House Paddocks	42	<ul style="list-style-type: none"> • Significant risk of flooding, resulted in highway flooding within village • Within Critical Drainage Area • Well related to existing settlement but flood risk too significant to take forward

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Pangbourne

5.14 Pangbourne plays an important role in the east of the AONB as a Rural Service Centre for the surrounding villages. Within Pangbourne growth is constrained by the sensitivity of the landscape and the floodplain.

5.15 Two sites outside the settlement boundary were assessed as potentially developable through the SHLAA. Both of these are preferred options for allocation.

Preferred Options

Preferred Option 21

Land at Green Lane (SHLAA site reference PAN001)

This site has a developable area of 1.8 hectares for approximately 36 dwellings. Whilst the Landscape Assessment has advised that the site is visually exposed, low rise development in keeping with the surrounding area would not be visually intrusive if mitigation and enhancement works were carried out.

Access can be obtained via Bere Court Road onto Pangbourne Hill and via Green Lane onto the A340. However, highways concerns have been raised regarding additional volumes of traffic onto narrow roads.

Ecological surveys would be required to inform any development proposal.

Preferred Option 22

Land north of Pangbourne Hill and west of River View Road (SHLAA site reference PAN002)

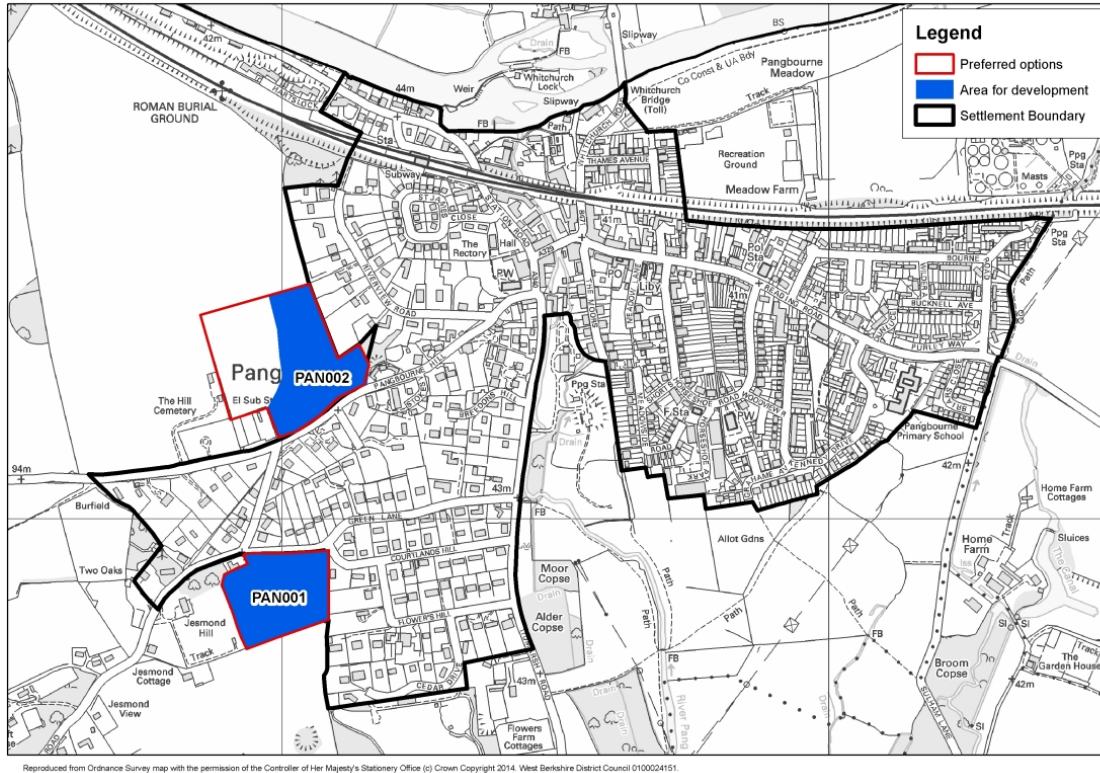
This site has a developable area of 2.4 hectares. It has been assessed as having development potential for approximately 35 dwellings. The area for development has been assessed using information from the Landscape Assessment which has advised that the development of the whole area would have a significant impact upon the western side of Pangbourne. Mitigation and enhancement measures will be required to ensure that the site is acceptable in landscape terms.

It is proposed that the site is allocated for low density development, with a mix of dwelling sizes and types including affordable housing. Access onto Pangbourne Hill is achievable; however, further work will be needed to investigate the impact on the restricted Pangbourne Hill / A340 Tidmarsh Lane junction.

Further archaeological investigations will need to be carried out on the site to inform any development proposal.

Housing Site Allocations - North Wessex Downs AONB 5

Preferred Options - Pangbourne



Settlement Boundary

5.16 The settlement boundary of Pangbourne will be redrawn around the developable boundary of the site/s chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

5.17 Both sites assessed as potentially developable in Pangbourne are preferred sites for allocation. There were not, therefore any other site options considered and rejected.

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Bradfield Southend

5.18 Bradfield Southend is a Service Village in the eastern part of the North Wessex Downs AONB. Four sites promoted through the SHLAA process were assessed as potentially developable with choices to be made through the plan-led process. These are shown on the map below, with further information set out in full in the SA/SEA Environmental Report.

Preferred option for Bradfield Southend

Preferred Option 23

Land off Stretton Close (SHLAA site reference BRS004)

Land off Stretton Close is a 0.5 hectare site which has potential, at a low density for about 12 dwellings.

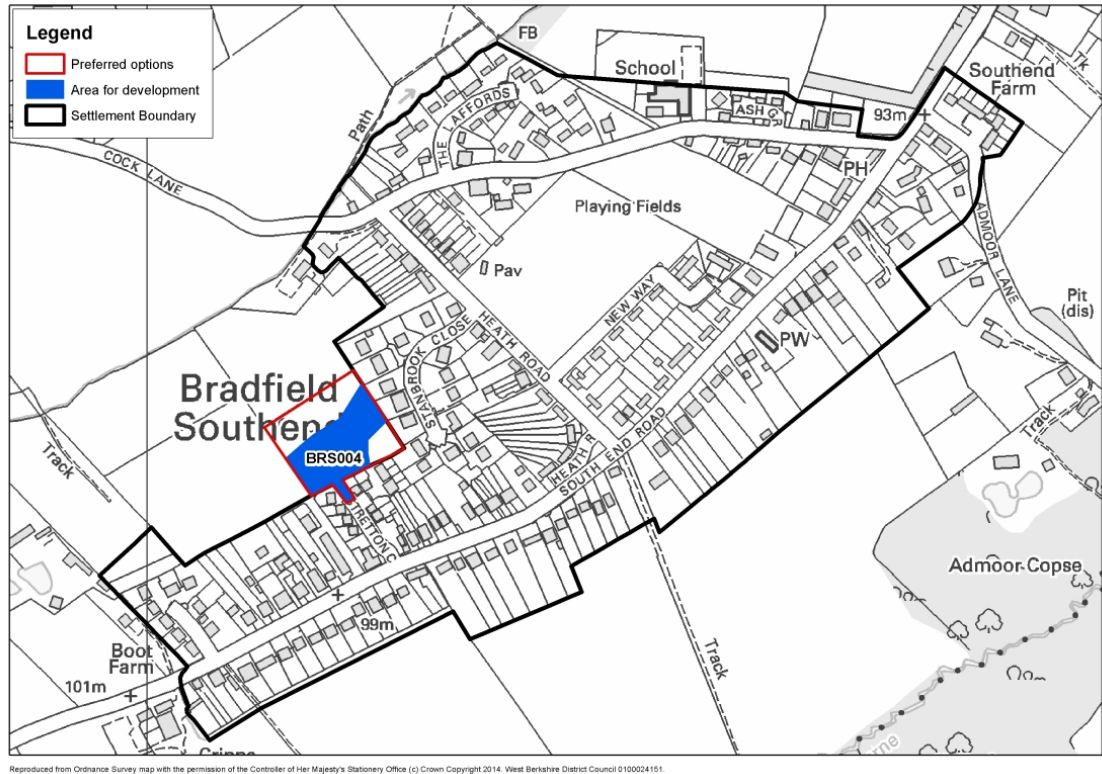
The site sits behind the existing building line but is well related to the existing settlement. The Landscape Assessment advises that the site is visually contained by the built form to the south and east and there is potential for housing. The site is well screened by trees.

Potential access options are via either Stretton Close, or an alternative access is possible to the west, off Southend Road if the land available is wide enough to provide sufficient sightlines. Access options will need to be resolved through any development proposal.

As the site is adjacent to an area of surface water flood risk, flood mitigation may be required and a flood risk assessment will be needed to inform any development of the site. Full ecological surveys will be required to inform any development proposals.

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Preferred Options - Bradfield Southend



Settlement Boundary

5.19 The settlement boundary of Bradfield Southend will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 9 Site Options Considered and Rejected (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
BRS001	Land to the south of South end Road	128	<ul style="list-style-type: none"> The site is poorly related because it sits behind linear development. Site is very large for size and function of village. Landscape Assessment advises that the site is visually exposed and has a strong relationship with the wider valley landscape to the south west and it concludes that development would be unacceptable Surface water flood risk. Southern part of site adjoins River Pang and Flood Zones 2 and 3. There are other sites within the village which are better related to the existing settlement.

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Site Reference	Site Name	Development Potential	Key Reasons for Rejection
BRS003	Land to the north of South End Road	22	<ul style="list-style-type: none"> • The north west section of the site extends well beyond the settlement limit. • TPOs along eastern boundary would need protecting • Surface water flood risk – evidence of standing water early 2014. • Access improvements needed – existing access is via a narrow track off South End Road.
BRS005	Land at Crackwillow, Cock Lane.	38	<ul style="list-style-type: none"> • Landscape assessment concludes there is scope for a very limited amount of development in the eastern part of the site only • TPOs along southern boundary would need protecting. • Adjacent to area of surface water flood risk – Parish Council have reported standing water on the site.

Chieveley

5.20 Chieveley is a Service Village within the North Wessex Downs AONB. There has been a substantive amount of developer interest in Chieveley. Eight sites were assessed as potentially developable through the SHLAA process. Three sites have been withdrawn since the publication of the SHLAA.

5.21 The number of sites assessed as potentially developable means that choices have to be made through the site selection process to select a preferred option. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.

Preferred Options

5.22 There is one preferred site in Chieveley.

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Preferred Option 24

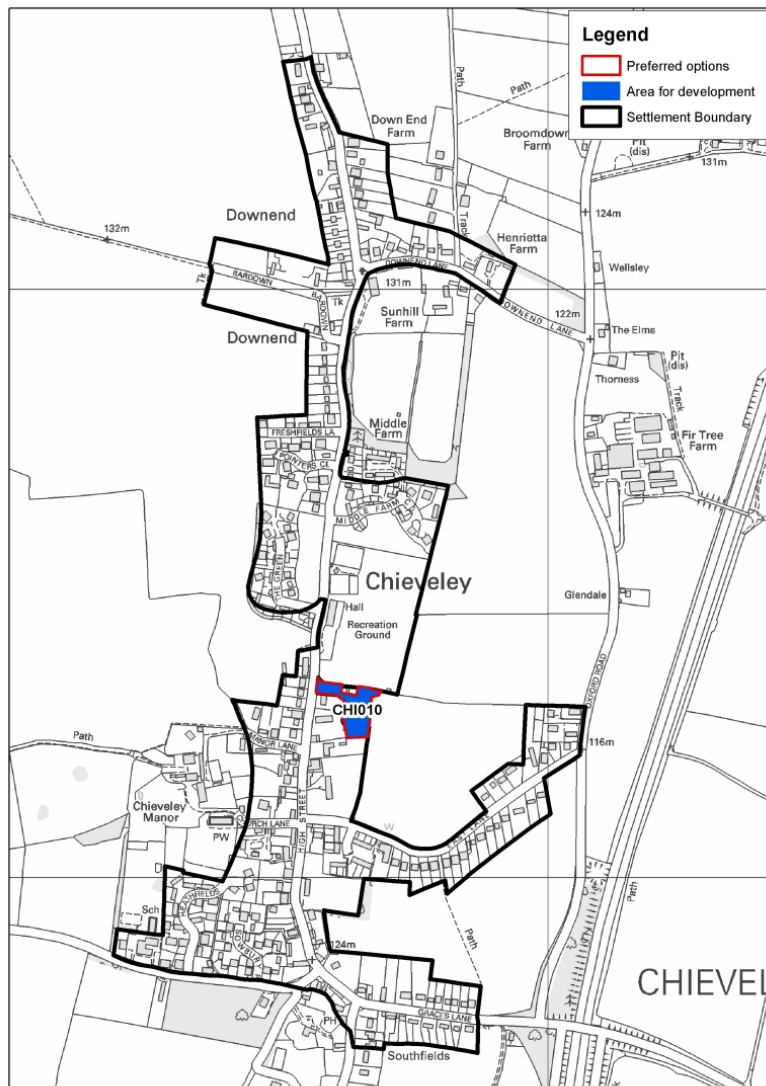
Land adjacent to Coombe Cottage, High Street (SHLAA site reference CHI010)

Land adjacent to Coombe Cottage is a small site of approximately 0.4 hectares which would have capacity for approximately 7 dwellings at a low density of 20 dwellings per hectare. The impact on the landscape character of the AONB has been assessed through a Landscape Assessment and the development of the site is not considered to cause harm to the character of the AONB as long as certain recommendations (set out in the Landscape Assessment) are followed. The mature trees on the eastern boundary will be retained as part of any development proposal.

Access would be taken from the High Street and linkages would be made into existing footways.

Ecological surveys would be required to inform any development proposal.

Preferred Options - Chieveley



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Settlement Boundary

5.23 The settlement boundary of Chieveley will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. It is proposed that The Old Stables Green Lane (SHLAA site reference CHI017) and the Colt House, Green Lane (SHLAA site reference CHI001) are considered as part of the settlement boundary review as they are too small to be considered as allocations. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 10 Site Options Considered and Rejected (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
CHI001	The Colt House, Green Lane	5	<ul style="list-style-type: none"> • Change in character of existing development • Landscape Assessment indicates development of the site would be acceptable • Could be considered as part of settlement boundary review
CHI015	Land at School Lane	6	<ul style="list-style-type: none"> • Landscape Assessment indicates development of the site would not be acceptable
CHI017	The Old Stables, Green Lane	5	<ul style="list-style-type: none"> • Change in character of existing development • Could be considered as part of settlement boundary review

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Compton

5.24 Compton has been defined in the Core Strategy as a Service Village, but with an 'opportunity site' at the Pirbright Institute which is expected to close shortly and come forward for mixed use development during the plan period. This means that Compton has a greater level of growth than would normally be expected in a Service Village.

5.25 A Supplementary Planning Document (SPD) has been prepared to set out a clear planning framework to guide any future development proposals at the Pirbright Institute Site. The SPD can be found at www.westberks.gov.uk/spd. Redeveloping the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability.

5.26 Overall eight sites in Compton were assessed as potentially developable. The brownfield opportunity available at the Pirbright Institute is the preferred site, and due to the scale of this opportunity site, no other sites in Compton are proposed for development.

Preferred Option

Preferred Option 25

Pirbright Institute Site, High Street (SHLAA site reference COM004)

7 hectares of the Institute site are developable, which, at a low density of 20 dwellings per hectare, means that approximately 140 dwellings could be accommodated on the site. The developable area has been informed by the Landscape Assessment which indicates that development on parts of the site would be acceptable as long as mitigation measures as listed in the assessment and SPD are adhered to. Redevelopment of the site provides opportunities to enhance the green infrastructure and biodiversity on this site and also provides a significant opportunity to improve soil quality and potentially water quality through decontamination.

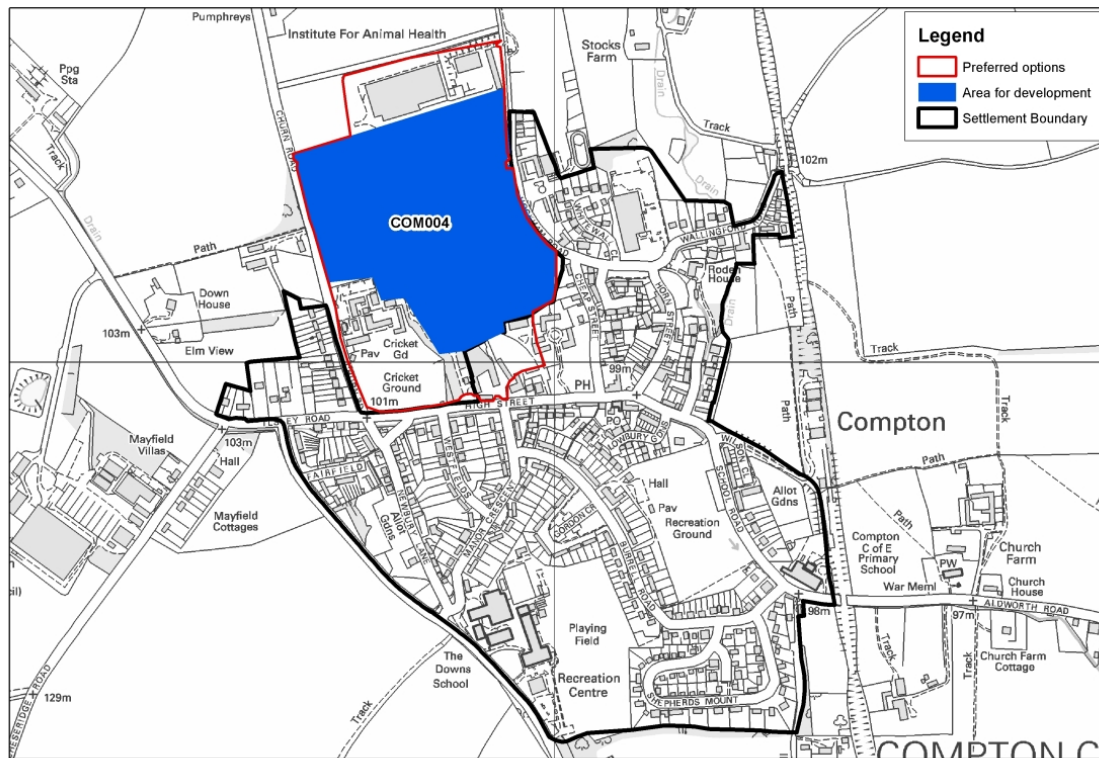
Part of the site falls within Flood Zones 2 and 3, as well as a Groundwater Emergence Zone. This part of the site will be excluded from the developable area as set out within the SPD. A Flood Risk Assessment would be required to support any development on this site.

There is a preference for Churn Road to access the development, but the access arrangements will need to be confirmed through any development proposal.

It is proposed that the site is allocated for a mix of dwelling sizes and types including affordable housing.

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Preferred Options - Compton



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Settlement Boundary

5.27 The settlement boundary of Compton will be redrawn around the developable area of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 11 Site Options Considered and Rejected (See Appendix 3 for maps of sites

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
COM009	Land between Ilsley Road and Churn Road	56	<ul style="list-style-type: none"> Site not required along with COM004 Landscape Assessment rules site out. Partially within Groundwater Emergence Zone
COM001	Land to the east of Yew Tree Stables	27	<ul style="list-style-type: none"> Site not required along with COM004 Flood risk – within Groundwater Emergence Zone
COM010	Land to the west of Churn Road	13	<ul style="list-style-type: none"> Site not required along with COM004

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Site Reference	Site Name	Development Potential	Key Reasons for Rejection
			<ul style="list-style-type: none"> Partially within Groundwater Emergence Zone Parish Council raised concern over potential contamination on the site
COM011	Land to the north of Ilsley Road	10	<ul style="list-style-type: none"> Site not required along with COM004 Partially within Groundwater Emergence Zone
COM012	The Paddocks east of Roden House, Wallingford Road	23	<ul style="list-style-type: none"> Site not required along with COM004 Partially within Groundwater Emergence Zone and adjacent to Flood Zones 2 and 3
COM007	Land between Cheseridge Road and Ilsley Road	26	<ul style="list-style-type: none"> Flooding
COM008	Rear of Mayfield Cottages, Ilsley Road	10	<ul style="list-style-type: none"> Flooding

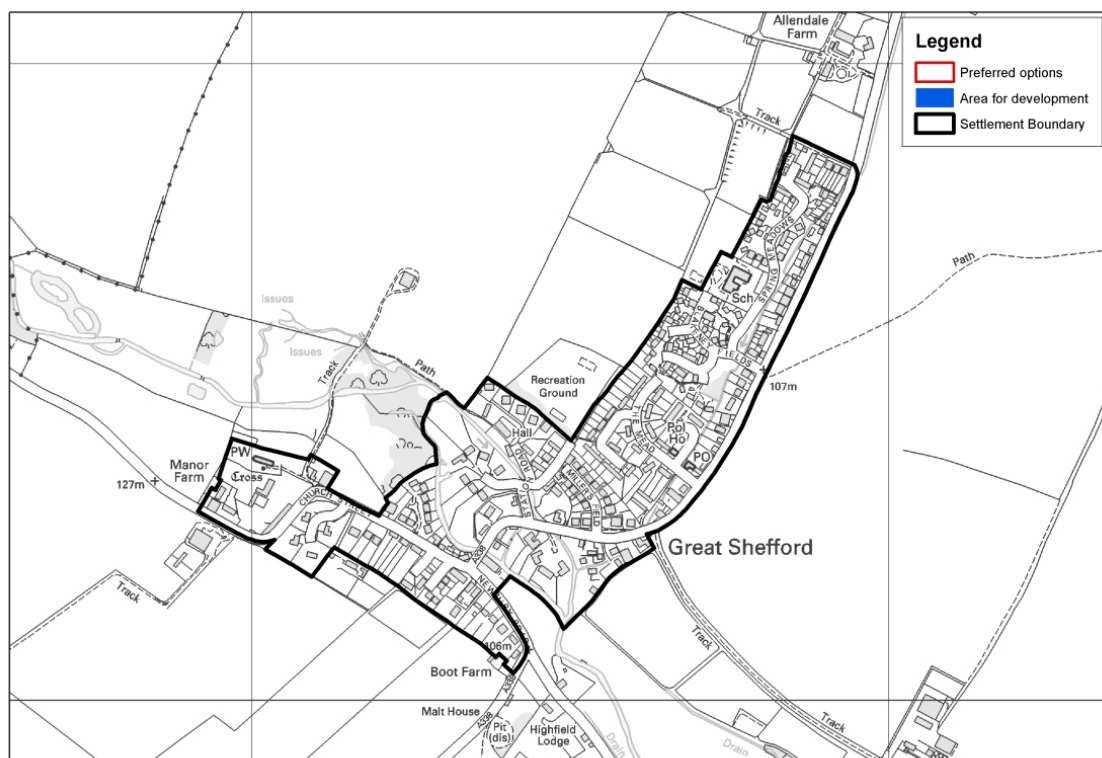
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Great Shefford

5.28 Great Shefford is a Service Village within the North Wessex Downs AONB. Two sites in Great Shefford were promoted through the SHLAA, with one of these assessed as potentially developable through the site selection process.

5.29 However due to the severe flooding in the village which resulted in the village being largely cut off during the floods of early 2014, no additional development is proposed for Great Shefford.

Preferred Options - Great Shefford



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5.30 In terms of the settlement boundary, any minor changes to this will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation

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Hermitage

5.31 Hermitage is a Service Village within the North Wessex Downs AONB which is in a rural location but located close to both the M4 and A34 corridors running east west and north south.

5.32 Large areas of land around the edge of Hermitage were promoted through the SHLAA, seven of which were assessed as potentially developable. Detailed site assessment work was then carried out on those assessed as potentially developable through the SHLAA, to enable informed choices to be made through the planning process. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.

Preferred Option

5.33 One site has been assessed as a preferred option for development in Hermitage, with part of a further site to be considered as part of the settlement boundary review.

Preferred Option 26

Land off Charlotte Close (SHLAA site reference HER001)

Land off Charlotte Close is a 0.8 hectare site which could accommodate approximately 16 dwellings at a low density of 20 dwellings per hectare. The Landscape Assessment indicates that development on the site would be acceptable as long as enhancement and mitigation measures as listed in the assessment are adhered to.

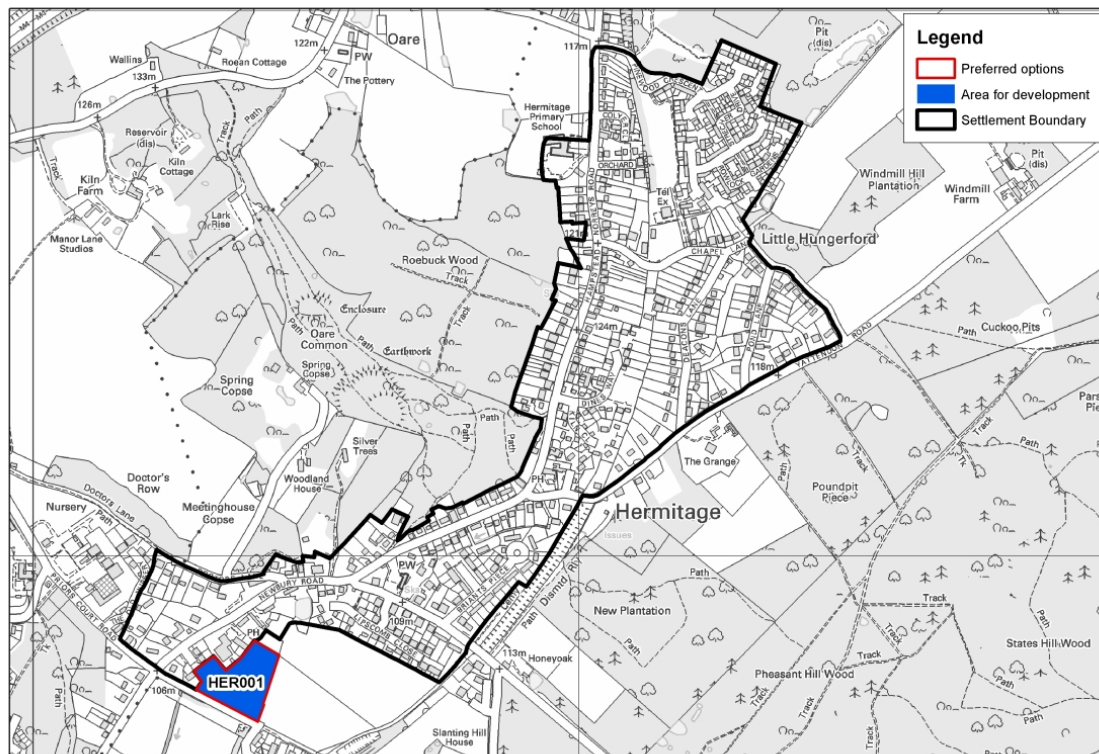
The site falls within an area at risk from surface water flooding and a small part of the site is within a Critical Drainage Area so SuDS techniques would need to be deployed to mitigate against the potential impact of flooding in any development scheme.

The scheme would include a mix of dwelling sizes and types, including affordable housing. It is proposed that the site could be accessed via Station Road, although access details will need to be confirmed through any development proposal.

Ecological surveys would be required to inform any development proposal.

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Preferred Options - Hermitage



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Settlement Boundary

5.34 The settlement boundary of Hermitage will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. It is also proposed to consider including part of the land to the south east of The Old Farmhouse (SHLAA reference HER004) within a revised settlement boundary for Hermitage, based on the area which has been assessed as acceptable through the Landscape Assessment.

5.35 Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 12 Site Options Considered and Rejected (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
HER004	Land to the south east of The Old Farmhouse	14	<ul style="list-style-type: none"> Landscape Assessment indicates that site is part of open gateway to Hermitage from the south. Development on the whole site would be unacceptable, but a small area to the north east of the site would be acceptable if developed together with HER001 (the area of land between the public house and the access off Lipscomb Road).

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Site Reference	Site Name	Development Potential	Key Reasons for Rejection
HER009	North of Primary School, Hampstead Norreys Road	28	<ul style="list-style-type: none"> Landscape assessment indicates that the site is locally prominent but that part of the site could be developed. Adjacent to settlement boundary with loose development to the north, south and west Not as well related to the settlement pattern as HER001
HER011	Land north of Manor Lane	12	<ul style="list-style-type: none"> Only considering part of site extending along Hampstead Norreys Road– excluding two smaller parts of the site along Manor Lane Poorly related to the settlement boundary
HER016	Land off Hampstead Norreys Road	8	<ul style="list-style-type: none"> Poorly related to the settlement boundary

Kintbury

5.36 Kintbury is a Service Village within the North Wessex Downs AONB. There has been considerable developer interest in housing options around Kintbury and nine sites have been assessed as potentially developable through the SHLAA. One site has subsequently been withdrawn.

5.37 The number of sites assessed as potentially developable means that choices have to be made through the site selection process to select a preferred option/s. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.

Preferred option

Preferred Option 27

Land to the east of Layland Green (SHLAA site references KIN006 and KIN007)

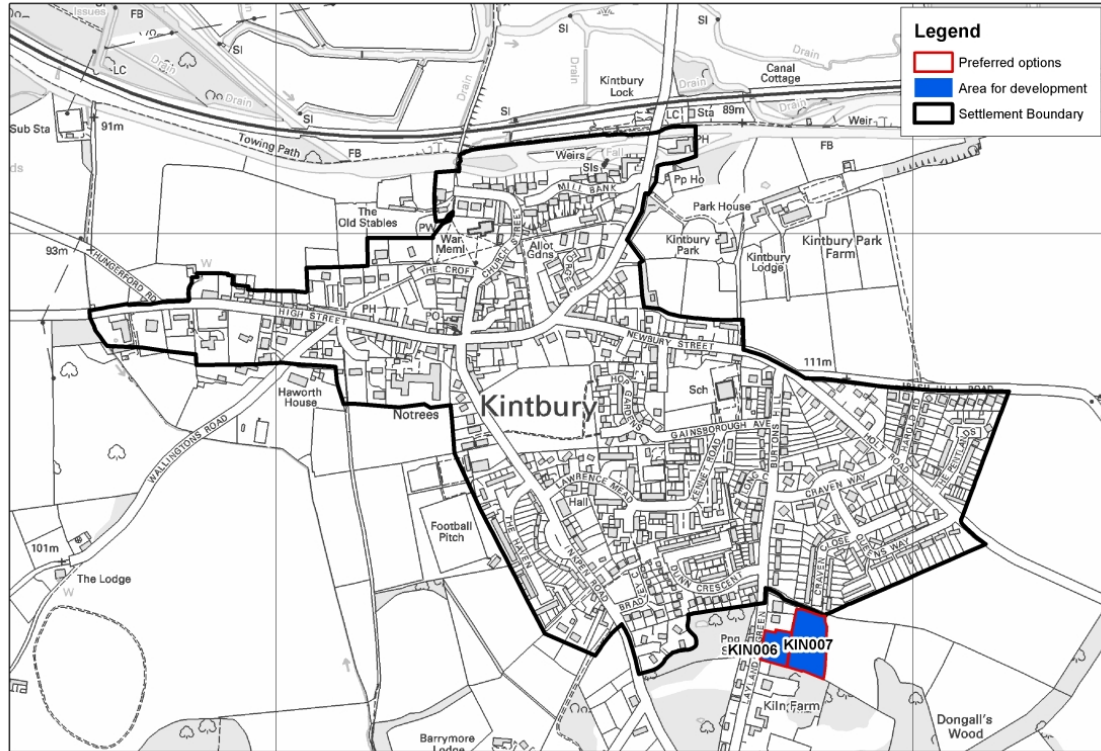
These sites are being considered together which would give a site area of just over 0.6 hectares, with a development potential, at a low density, of approximately 13 dwellings. The Landscape Assessment indicates that development in this location would be acceptable as long as protection and enhancement measures as listed in the assessment are adhered to.

The scheme would include a mix of dwelling sizes and types, including affordable housing. Footways are nearby which the sites can connect to.

The site is within a Biodiversity Opportunity Area so there are opportunities for net gains in biodiversity. Ecological surveys will be required to inform any development proposals.

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Preferred Options - Kintbury



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Settlement Boundary

5.38 The settlement boundary of Kintbury will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Table 13 Site Options Considered and Rejected (See Appendix 3 for maps of sites)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
KIN004	Kintbury Park Farm, Irish Hill Road	18	<ul style="list-style-type: none"> Landscape Assessment concluded development of the site as a whole would constitute an unacceptable expansion of the settlement. The site is at risk from groundwater flooding.
KIN008	Land to the east of Layland Green and south of Holt Road	13	<ul style="list-style-type: none"> Landscape Assessment indicates that development would be prominent in views from the wider landscape to the north, east and south and that development of the whole site could constitute an unacceptable expansion to the settlement. A narrow wedge at the western end could be

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Site Reference	Site Name	Development Potential	Key Reasons for Rejection
			<p>developed in conjunction with KIN009, 006 and 007.</p> <ul style="list-style-type: none"> The site is at risk from surface water and groundwater flooding
KIN009	Land to the east of Layland Green	16	<ul style="list-style-type: none"> The site is at risk of groundwater flooding Presence of old clay workings may affect development Less well related to settlement than KIN006 and KIN007
KIN011	Land adjoining The Haven	22	<ul style="list-style-type: none"> Concerns about the traffic impacts of development as most traffic to and from the site will pass through the centre of Kintbury. The site is at risk from groundwater flooding
KIN015	Land to the east of Layland Green	29	<ul style="list-style-type: none"> The site is poorly related to the existing settlement boundary Landscape Assessment indicates that development on the site as a whole would be out of character. The site is at risk from surface water flooding Presence of old clay workings may affect development
KIN016	Land at Deane, Inkpen Road	18	<ul style="list-style-type: none"> Concerns about the traffic impacts of development as most traffic to and from the site will pass through the centre of Kintbury.