

STAGE 2(E): ASSESSING DELIVERABILITY

HELAA REF	SITE	SUITABILITY ASSESSMENT
HUN5	Land at Priory Road, Hungerford	Unsuitable
HUN6	Hungerford Trading Estate	Suitability unknown
HUN7	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 1)	Suitability unknown

HUN8	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 2)	Suitability unknown
HUN9	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 3)	Unsuitable
HUN10	Land off Smitham Bridge Road & Marsh Lane, Hungerford (Site 4)	Suitability unknown

HUN12	Land west of Salisbury Road, Hungerford	Suitability unknown
HUN14	Land east of Salisbury Road, Hungerford	Suitability unknown

HUN15	Follydog Field, Bath Road, Hungerford	Suitability unknown
HUN16	King Field, Eddington Road, Hungerford	Unsuitable
HUN17	King Field, Eddington Road, Hungerford (Smaller Site Area)	Unsuitable

HUN18	The Paddock, Marsh Lane, Hungerford	Unsuitable
HUN19	Land at Strongrove Hill, Hungerford	Unsuitable
HUN20	North of Cottrell Close	Potentially suitable
HUN21	River Field	Unsuitable
HUN22	Ramsbury Estate - north of A4	Unsuitable
HUN23	Ramsbury Estate - south of A4	Unsuitable
HUN24	Land east of Inkpen Road	Unsuitable
HUN25	Land west of Inkpen Road	Unsuitable
HUN26	Marsh Lane (triangle)	Unsuitable

AVAILABILITY ASSESSMENT	ACHIEVABILITY ASSESSMENT	DELIVERABILITY COMMENTS
Potentially available	Not assessed due to site being unsuitable	<p>The site is available (in single ownership) and potentially achievable as the land was previously in Educational use it will need to no longer be used as such for 7 years before it can be considered for development. In addition the land is owned By West Berkshire Council and is available subject to Council resolution.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape. The Council's Highways Team does not consider that a safe access could be provided.</p>
Potentially available	Potentially achievable	<p>The site is potentially available (multiple ownership) and potentially achievable as there is a lease on one of the units on the site.</p> <p>Part of the site is within the functional floodplain and Flood Zone 2.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further information on ecology needed and significant flooding concerns would also need resolving.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process in relation to the review and expansion of the District's Protected Employment Areas.</p>
Available	Achievable	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>Part of site within the functional floodplain and Flood Zone 2. Surface water flood risk along entire eastern boundary of site.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further information on highways and ecology needed, and significant flooding concerns would also need resolving.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>

Available	Achievable	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is being promoted as potential permanent allotment land in lieu of existing temporary allotments on HUN9 (site 3), but only if site 3 is allocated for residential development. A landscape capacity assessment would be required to see if concerns that development on the site would result in significant harm to the natural beauty and special qualities of the AONB could be overcome.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>
Available	Not assessed due to site being unsuitable	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would impact on local highway capacity, and the Council's Highways Team does not support the site. Site does not relate well to the existing settlement and would extend development into the open countryside</p>
Available	Achievable	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further landscape assessment required. Further ecological surveys required. Flooding concerns - sequential test required. As site is proposed for public open space, it is dependent on other sites being allocated for development.</p>

<p style="text-align: center;">Available</p>	<p style="text-align: center;">Achievable</p>	<p>The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>A 2011 Landscape Sensitivity Assessment concluded that development on part of the site could be accommodated</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further assessment in conjunction with the AONB and Natural England would be required to see if concerns that development on the site would result in significant harm to the natural beauty and special qualities of the AONB could be overcome. Further ecological surveys also required. Allocation on part of the site only would be dependent on a review of the settlement boundary for Hungerford in the Local Plan Review and the outcome of further landscape capacity work.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>
<p style="text-align: center;">Available</p>	<p style="text-align: center;">Achievable</p>	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - a landscape capacity assessment would be required to see if concerns that development on the site would result in significant harm to the natural beauty and special qualities of the AONB could be overcome.</p> <p style="text-align: center;">Further ecological surveys required.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>

Available	Achievable	<p>The site is available (in single ownership and there is an option agreement with a developer) and potentially achievable as an oil pipeline that runs across the southern part of the site. It is understood that this requires a development exclusion zone but the extent of this would need to be confirmed.</p> <p>Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape. A small part of the site may be able to mitigate the potential visual and landscape harm to the AONB.</p> <p>There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological assessment required due to proximity of the site to two SSSIs and a SAC.</p> <p>Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.</p>
Available	Not assessed due to site being unsuitable	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape. This is supported by the views of both the AONB Unit and Natural England concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB.</p> <p>Development would impact on local highway capacity. The Council's Highways Team has significant concerns about the site.</p>
Available	Not assessed due to site being unsuitable	<p>The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.</p> <p>There are constraints which mean the site is unlikely to be suitable within the next 15 years - development is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape. This is supported by the views of both the AONB Unit and Natural England concluded that the site would not be suitable for development and is constrained by potential visual and landscape harm to the AONB.</p>

Availability unknown	Not assessed due to site being unsuitable	Availability and achievability is unknown because it is not known if there are any market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape.
Potentially available	Not assessed due to site being unsuitable	The site is potentially available (there is more than one landowner) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues. There are constraints which mean the site is unlikely to be suitable within the next 15 years - the site is detached from the settlement boundary and poorly related to the settlement of Hungerford.
Available	Achievable	No fundamental issues
Available	Achievable	Development would result in harm to the AONB and would be inappropriate in the context of the existing settlement form.
Available	Achievable	Development would result in harm to the AONB
Available	Achievable	Development would result in harm to the AONB
Available	Achievable	Development would result in harm to the AONB. Its location in open countryside offers no sustainable alternatives to travel by car.
Available	Achievable	Development would result in harm to the AONB. Its location in open countryside offers no sustainable alternatives to travel by car.
Available	Achievable	No fundamental issues although site size and capacity (1 dwelling), coupled with clear detachment from settlement boundary means it would be unsuitable for allocation

DELIVERABILITY ASSESSMENT

Not developable within the next 15 years

Potentially developable in part

Potentially developable in part

Potentially developable

Not developable within the next 15 years

Potentially developable in part

Potentially developable in part

Potentially developable

Potentially developable in part

Not developable within the next 15 years

Potentially developable

Not developable within the next 15 years

Not developable within the next 15 years