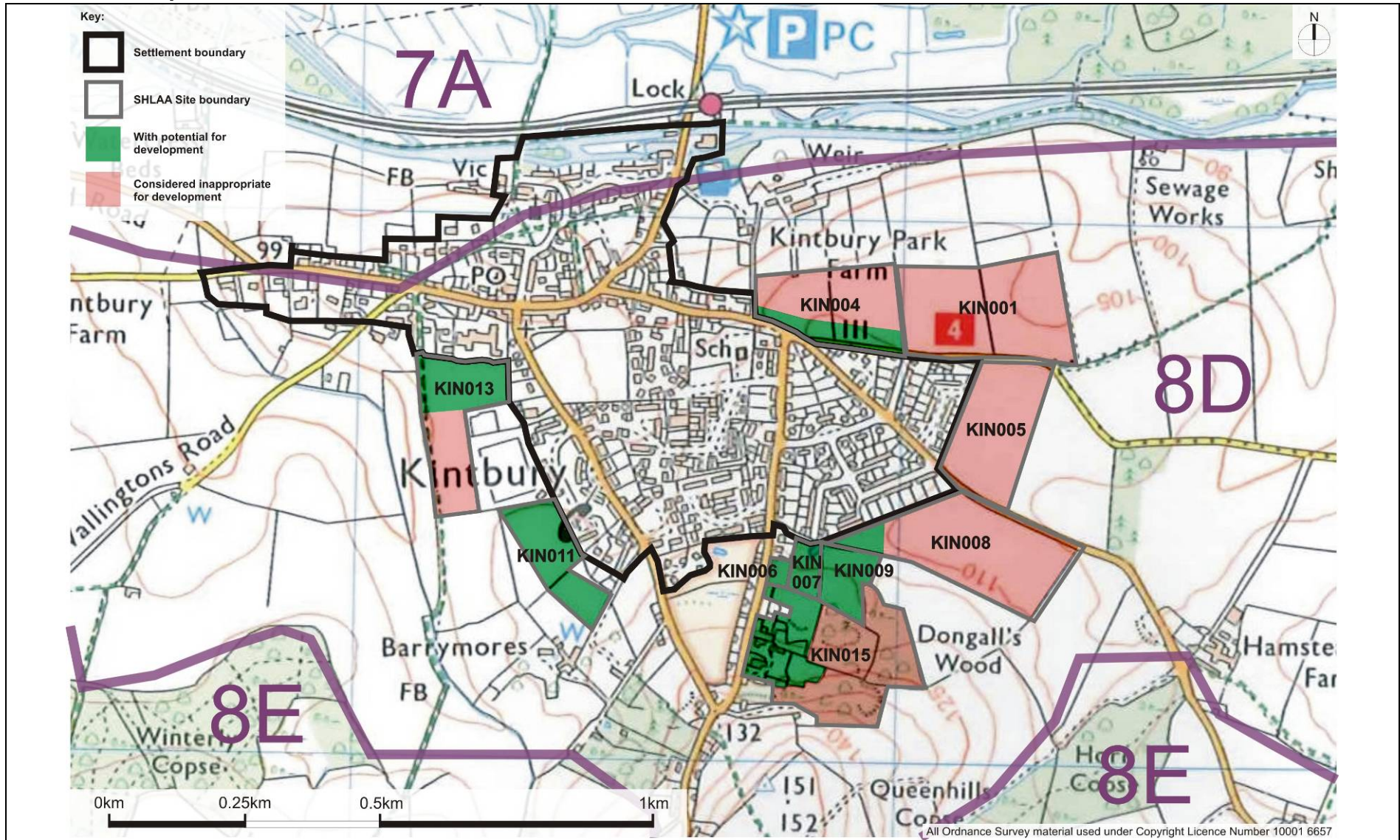


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**2.6. Service Village: Kintbury – KIN 001, KIN 004, KIN 005, KIN 006, KIN 007, KIN 008, KIN 009, KIN 011, KIN 013, KIN 015**

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Settlement map:



## Assessment of Settlement

<b>Settlement</b>	<b>Kintbury</b>
<b>North Wessex Downs AONB Character areas</b> LCA 8D: Hungerford Farmland LCA 7A: Kennet Valley (this LCA contains no SHLAA sites)	
<b>Date of site surveys</b>	13 December 2010
<b>Surveyors</b>	AG/TJ

**Key landscape characteristics****AONB LCA 8D: Hungerford Farmland** (unless source noted otherwise)

- An open, rolling landscape; a transitional lowland area between the valley and the chalk downs;
- Predominantly arable land use, with free-range pig units and occasional pastoral fields, with an increasing number of 'hobby farms' and horse paddocks characterised by rank weedy grassland and poorly managed boundaries;
- Field patterns immediately around Kintbury are small and intimate with a good hedgerow structure - this is not reflected in the wider area, where field boundary features are virtually non-existent with the only definition, in many areas being low grassy banks;
- Varied field pattern, but dominated by large regular fields of Parliamentary enclosure, with more recent removal of boundaries;
- Woodland blocks are a feature across the area and include small woods and copses on the clay capped ridgetops;
- Associated with the river valley but settlement extends out onto the slopes above the valley;
- Presence of water with many wells and numerous small streams influencing the landform;
- Majority of historic fields have been reorganised into modern fields, but this has been carried out within the existing grain of the landscape and has not adversely affected character (HECZ Kintbury Hinterland – KIN001, 005, 008, 009, 011, 013, 015);
- Maintain ridgetop shelterbelts and favour broadleaf (NDLCA – Chalk Dipslopes and lowland)
- Maintain lowland woodlands (NDLCA – Chalk Dipslopes and lowland)
- Replant hedgerows and hedgerow oaks (NDLCA – Chalk Dipslopes and lowland)

**AONB LCA 7A: Kennet Valley** (unless source noted otherwise)

- Relatively steep sides and a narrow valley floor providing a strong sense of enclosure in its upper reaches, broadening out to a wider lowland landscape east of Hungerford;
- Valley floor dominated by pasture, although east of Hungerford pasture is intermixed with arable fields. Valleys sides are generally under arable cultivation;
- Diverse vegetation including lush floodplain pasture, marsh and reedbeds, lines of willow pollards and poplars; remnants of valley floor floated water meadows
- Sinuous belts of woodland line the valley sides and some larger broadleaved woodland blocks on the valley floor
- An important lowland chalk river - much of the length downstream from Marlborough is designated as a SSSI
- Kennet and Avon Canal is a dominant feature merging with the river east of Hungerford and includes industrial archaeological sites (sluices, locks and warehouses etc.) and World War II military structures
- Potential changes in farming practices including loss of livestock, with some remaining valley pastures and meadows no longer being grazed resulting in scrub encroachment;
- Loss of hedgerow boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows;
- Conserve the river valley floor woodland and replant hedges (NDLCA – Kennet Valley)

**Key visual characteristics****AONB LCA 8D Hungerford Farmland** (unless source noted otherwise)

- Very large scale open landscape in places, smaller scale and more intimate, with more enclosure immediately around Kintbury;
- Quiet, rural character;
- St Mary's church is an important landmark, within the Conservation Area of the settlement (Kintbury Parish Plan);
- Views to the Downs are important features of the settlements in the area (BLCA)

**AONB LCA 7A: Kennet Valley**

- Wider lowland landscape east of Hungerford
- Overall, an intimate, pastoral rural valley character
- The overall management objective is to conserve and enhance the tranquil, intimate character of the Kennet Valley
- St Mary's church is an important landmark, within the Conservation Area of the settlement (Kintbury Parish Plan);

**Key settlement characteristics****AONB LCA 8D Hungerford Farmland** (unless source noted otherwise)

- Sparsely settled, with occasional isolated farms, manor houses and hamlets connected by a fairly dispersed pattern of lanes;
- Kintbury is one of many attractive settlements of detached houses located at regular intervals along the whole length of the valley;
- Recent housing developments have enveloped previously separate zones of historic settlement at Blandy's Hill and Leyland's Green. These settlements were in existence by the 18th century (HECZ Kintbury Suburban Area – KIN004, 006, 007, 011, 015);
- Open spaces and footpaths important to the local residents (Kintbury Parish Plan);
- Locally important to restrict housing to the Village Envelope (Kintbury Parish Plan);
- Historic development along east – west linear corridor of the High Street, with inter-war and post-war development spreading south and south east, with late 20th century development to the southern edge (QD);
- Large scale development would be visually intrusive in this open farming landscape (NDLCA – Chalk Dipslopes and lowland)
- The continued expansion of large settlements including Kintbury and linear expansion infill to join smaller settlements (e.g. Chieveley – Downend to Beadon) should be avoided to prevent loss of character and local identity (NDLCA – Chalk Dipslopes and lowland)
- Limited infill within defined settlement boundaries would be preferable (NDLCA – Chalk Dipslopes and lowland)
- Kintbury has retained a strong rural character despite having expanded out onto the adjacent higher slopes (BLCA)
- Important to retain the low density and distinctiveness of settlements in the area (BLCA)

**AONB LCA 7A: Kennet Valley** (unless source noted otherwise)

- Kintbury is one of many attractive settlements of detached houses located at regular intervals along the whole length of the valley, typically on the south facing side
- Development pressures, particularly for new housing on the edge of settlements
- Sensitivity of narrow, intimate scale valley to any form of large scale development
- The aim should be to maintain the distinctive pattern of settlement, with discrete villages characteristically located along a road on the first contour above the winter flood level
- Open spaces and footpaths important to the local residents (Kintbury Parish Plan);
- Locally important to restrict housing to the Village Envelope (Kintbury Parish Plan);
- Infilling of valley margins and valley floor should be strongly resisted (NDLCA – Kennet Valley)
- New tree planting of appropriate species should be a condition of any development (NDLCA – Kennet Valley)
- Take positive measures to prevent light pollution and restrict the urbanising influence of street and floodlighting on rural nature of the valley (NDLCA – Kennet Valley)
- Important to retain the distinct character of settlements in the area, and to preserve their clear relationship with the surrounding countryside (BLCA)



### **Summary of the key characteristics of the settlement and landscape constraints on the extent and location of development**

The village of Kintbury is one of a number of settlements found along the Kennet Valley and the line of the Kennet and Avon Canal. The settlement is contained within the AONB landscape character areas: LCA 7A: Kennet Valley and 8D Hungerford Farmland. The older development is found along the east – west linear corridor of the High Street, with inter-war and post-war development spreading south and south east, with late 20th century development to the southern edge. This newer development has occurred on the lower, shallow slopes away from the river corridor, in areas of former agricultural hinterland made up of generally larger fields.

Development on the northern edge of the village, including the parts of the Conservation Area, extends right down to the canal on the 95-100m AOD contours, and on the southern edge of Kintbury starts to climb the hill to the 130m AOD contour, and here is found in a linear pattern related to the road, with low density housing enclosed by the wooded slopes to the south. The newer development is contained on flatter ground below the 115m contour north of the high point (152m AOD) on a part wooded hill to the south.

The landscape to the east, west and south of Kintbury is noted for being of smaller scale and more enclosed than the wider area, though the valley landscape is in a wider stretch of the valley than is found further west.

The relative enclosure of the areas around Kintbury offers opportunities for locating new development whilst still retaining the visual enclosure. Infilling of the valley margins and valley floor should be strongly resisted. Limited infill within the defined settlement boundary would be the preferred approach to prevent further expansion at the outer edges. In particular medium or large scale expansion in open land, which becomes progressively wider, between radial roads should be avoided.

#### **Sources:**

North Wessex Downs AONB Integrated Landscape Character Assessment 2002;  
Additional information from:

- Newbury District Landscape Character Assessment 1993 (NDLCA)
- Berkshire Landscape Character Assessment 2003 (BLCA)
- Historic Landscape Characterisation (HLC)
- Historic Environment Character Area Report (HECA)
- Historic Environment Character Zoning (HECZ)
- Quality Design SPD Part 3 (QD)
- Kintbury Parish Plan

**SITE KIN 001****Photographs:**

View north from lane at south west corner of site



View east from lane at south west corner of site

**Relationship with adjacent settlement**

- Separated from the east side of the settlement, with only a short section along the south-west boundary which is adjacent to houses, across the road

**Relationship with adjacent wider countryside**

- A continuation of the sloping valley side to the east

**Impact on key landscape characteristics**

- No woodland affected
- Boundary hedgerows could be retained if the site was developed
- Loss of rolling landscape
- Loss of open countryside with a strong link to the wider landscape



**Impact on key visual characteristics**

- Development would have a localised impact on views out from adjacent housing
- Development would be prominent in views from the wider landscape to the east and across the valley to the north, including a PROW to the east, with the development encroaching onto the expansive valley sides to the east of Kintbury

**Impact on key settlement characteristics**

- Development on this site would not be infill, as preferred
- The scale of the site is out of keeping with the settlement pattern and its development would constitute an unacceptable expansion of the settlement
- Furthermore, the site is disconnected from the main settlement and could encourage further large-scale infill development

**Summary of compliance with PPS7 paragraph 21**

- Development over the site would result in significant harm to the natural beauty of the AONB

**Recommendations**

- The site should not be pursued as a SHLAA site. It would not be possible to develop the site without harming the countryside setting of the east side of the village and important views to Kintbury

**SITE KIN 004****Photographs:**

View west from lane at south east corner of site



View north from lane at south east corner of site

**Relationship with adjacent settlement**

- On the east side of the settlement, extending north from the rural lane, with part of the site is adjacent to the eastern tip of the Conservation Area which consists of low density, linear housing, with a well vegetated, soft edge to the settlement
- Large housing estate to the south of the road

**Relationship with adjacent wider countryside**

- A continuation of the sloping valley side to the east

**Impact on key landscape characteristics**

- No woodland affected
- Boundary hedgerows could be retained if the site was developed
- Incongruous conifer hedge splitting the site and along the northern boundary which could be replaced with more appropriate planting if the site was developed
- Loss of rolling landscape

**Impact on key visual characteristics**

- Open views interrupted by conifer hedgerows
- Localised impact on views to the countryside
- Development would be prominent in views from the wider landscape to the east and across the valley to the north, including a PROW to the east but less so than KIN001

**Impact on key settlement characteristics**

- Development on this site would not be infill, as preferred
- Development of the whole site as a large single estate would be out of scale with housing on the north side of Kintbury, though there are estates of similar size to the south side of the road
- Development of the whole site as a large single estate could constitute an unacceptable expansion of the settlement
- The site is fairly well connected to the settlement edge, though extends further north than the adjacent linear development to the west

**Summary of compliance with PPS7 paragraph 21**

- Limited linear development on this site, subject to the recommendations below, could be accommodated without harm to the natural beauty of the AONB

**Recommendations**

- Development on this site should be subject to the following conditions and the protection and enhancement the following features:
- Boundary hedgerows and trees, and replacement of the conifer hedges.
- Views from the surrounding countryside would need to be carefully considered and new planting would be important in integrating the buildings into the landscape.
- The scale of any new development would need to be carefully considered against the overall size of the settlement and aspirations to limit expansion
- Linear development could be accommodated along Irish Hill Road to match the settlement pattern in the Conservation Area

**SITE KIN 005****Photographs:****Relationship with adjacent settlement**

- Extending from the straight eastern side of the settlement between rural lanes,
- This edge of the settlement is rather 'raw' with buildings poorly integrated into the landscape

**Relationship with adjacent wider countryside**

- Strong link with open farmland plateau to east and south, but generally flatter than the valley side to the north
- Open edge to adjacent field

**Impact on key landscape characteristics**

- No woodland affected
- Native hedgerows to north, east and south boundaries. These could be retained if the site was developed
- Loss of open countryside with a strong link to the wider landscape

**Impact on key visual characteristics**

- Development would have a localised impact on views out from adjacent housing
- Development would be prominent in views from the wider landscape to the east and north, including a PROW to the north east, with the settlement encroaching onto the expansive countryside to the east of Kintbury
- The existing housing creates a strong edge to the settlement but the distinction between the village and the countryside is somewhat harsh, so that new development would give opportunities for softening the settlement edge

**Impact on key settlement characteristics**

- Development of the whole site would be out of scale with housing in most of Kintbury (though there are estates of similar size to the west) and could constitute an unacceptable expansion of the settlement
- The site is well connected to the settlement edge
- Breaks a strong, straight settlement edge which creates a strong sense of arrival to the village
- However, the site's development could offer opportunities to soften the edge of settlement with new planting
- Development on this site would repeat an undesirable pattern of development between radial roads in this open landscape getting progressively wider away from the centre of the village

**Summary of compliance with PPS7 paragraph 21**

- Development over the site would result in significant harm to the natural beauty of the AONB

**Recommendations**

- The site should not be pursued as a SHLAA site. It would not be possible to develop the site without harming the countryside setting of the east side of the village and important views to Kintbury



**SITE KIN 006**

**Photographs:**



*View of site from lane*

<p><b>Relationship with adjacent settlement</b></p> <ul style="list-style-type: none"> <li>• A small site adjoining the Inkpen road on the south side of Kintbury, between a medium density housing estate to the north and low density housing which extends south along the road in a linear pattern</li> </ul>
<p><b>Relationship with adjacent wider countryside</b></p> <ul style="list-style-type: none"> <li>• Linked with small scale, enclosed fields to east, though visually separate</li> </ul>
<p><b>Impact on key landscape characteristics</b></p> <ul style="list-style-type: none"> <li>• Enclosed by tree belt to north, woodland to south and native hedgerow to western boundary with the road - boundary vegetation could be retained if the site was developed</li> <li>• A single tree within the site – may be lost if site was developed</li> <li>• A ditch runs along the northern boundary – could be retained if the site was developed</li> </ul>
<p><b>Impact on key visual characteristics</b></p> <ul style="list-style-type: none"> <li>• A small scale, intimate space enclosed by trees and landform</li> <li>• New development would be visible from the road</li> </ul>
<p><b>Impact on key settlement characteristics</b></p> <ul style="list-style-type: none"> <li>• Development would not be out of keeping with existing development pattern</li> <li>• The site has a strong relationship with the settlement, though it is not within the settlement boundary</li> </ul>
<p><b>Summary of compliance with PPS7 paragraph 21</b></p> <ul style="list-style-type: none"> <li>• Development of this site, subject to the recommendations below, could be accommodated without harm to the natural beauty of the AONB</li> </ul>
<p><b>Recommendations</b></p> <ul style="list-style-type: none"> <li>• Development on this site should be subject to the protection and enhancement of boundary hedgerows and trees and the protection of the ditch</li> </ul>

**SITE KIN 007**

**Photographs:**



*View of site across KIN006 in foreground, from lane*

<p><b>Relationship with adjacent settlement</b></p> <ul style="list-style-type: none"> <li>• A small site set back from the Inkpen road, on the south side of Kintbury, with a medium density housing estate to the north and low density housing which extends south along the road in a linear pattern</li> <li>• Could be accessed from the Inkpen road via KIN006, or via the residential area to the north</li> </ul>
<p><b>Relationship with adjacent wider countryside</b></p> <ul style="list-style-type: none"> <li>• Linked with small scale, enclosed fields to east, though visually separate</li> </ul>
<p><b>Impact on key landscape characteristics</b></p> <ul style="list-style-type: none"> <li>• Enclosed by a tree belt to north, woodland to south and native hedgerow to the eastern boundary with KIN009</li> <li>• Boundary vegetation could be retained if the site was developed</li> <li>• A ditch runs along the northern boundary – could be retained if the site was developed</li> </ul>
<p><b>Impact on key visual characteristics</b></p> <ul style="list-style-type: none"> <li>• A small scale, intimate space enclosed by trees and landform</li> <li>• New development would be visible from the road</li> </ul>
<p><b>Impact on key settlement characteristics</b></p> <ul style="list-style-type: none"> <li>• Development would not be out of keeping with existing development pattern</li> <li>• The site has a strong relationship with the settlement, though it is not within the settlement boundary</li> </ul>
<p><b>Summary of compliance with PPS7 paragraph 21</b></p> <ul style="list-style-type: none"> <li>• Development of this site, subject to the recommendations below, could be accommodated without harm to the natural beauty of the AONB</li> </ul>
<p><b>Recommendations</b></p> <ul style="list-style-type: none"> <li>• Development on this site should be subject to the protection and enhancement of boundary hedgerows and trees and the protection of the ditch</li> </ul>



**SITE KIN 008****Photographs:**

View south, from lane north east of site



View west from lane north east of site

- **Relationship with adjacent settlement**
- Extending from the straight south eastern edge of the settlement, which comprises a medium density housing estate; the largest estate in Kintbury
- This edge of the settlement is rather 'raw' with buildings poorly integrated into the landscape
- A rural lane forms the north eastern boundary
- **Relationship with adjacent wider countryside**
- Part of the open countryside to the east, north and south
- Strong link with countryside to south east and south, on rising ground – though the countryside to the north (KIN005) is on flatter ground



<ul style="list-style-type: none"> <li>• <b>Impact on key landscape characteristics</b></li> <li>• No woodland affected</li> <li>• Native hedgerows to north, east and south boundaries. These could be retained if the site was developed</li> <li>• Impact on open landscape as part of the wider countryside</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Impact on key visual characteristics</b></li> <li>• Development would have a localised impact on views out from adjacent housing</li> <li>• Development would be prominent in views from the wider landscape to the north, east and south, including a PROW to the north east, with the settlement encroaching onto the expansive countryside to the south east of Kintbury</li> <li>• The housing creates a strong edge to the settlement but the distinction between the village and the countryside is somewhat harsh, so that new development would have less of an impact and would give opportunities for softening the settlement edge</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Impact on key settlement characteristics</b></li> <li>• Development of the whole site would be out of scale with housing in most of Kintbury, though the adjoining estate is large, but is on flatter ground at lower elevation</li> <li>• Development of the whole site could constitute an unacceptable expansion of the settlement</li> <li>• The western part of site is well connected to the settlement edge</li> <li>• Breaking of strong, straight settlement edge which creates a strong sense of arrival to the village</li> <li>• However, the site's development could offer opportunities to soften the edge of settlement</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Summary of compliance with PPS7 paragraph 21</b></li> <li>• This site as a whole could not be developed without harming the AONB. A narrow wedge at the western end from the eastern corner of KIN 009 to the edge of settlement on Holt Road could be developed in conjunction with KIN009, 006 and 007, thus linking to the Inkpen road for access, and subject to the recommendations below. Development could continue north east to join the rural lane and give an opportunity to soften this edge of the village</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Recommendations</b></li> <li>• The small western part of this site and possibly north edge against the settlement edge could be pursued as a SHLAA site in conjunction with the sites to the west, subject to the following conditions and the protection of the following features:</li> <li>• Boundary hedgerows and trees</li> <li>• Views from the surrounding countryside would need to be carefully considered</li> <li>• New planting would be important in integrating the buildings into the landscape</li> <li>• Careful design in scale the settlement</li> </ul>

**SITE KIN 009****Photographs:**

*Glimpsed view of site from housing to north*



*Partial view of site across KIN008*

- **Relationship with adjacent settlement**
- A small site set back from the Inkpen road on the south side of Kintbury, and with only one corner of the site touching the settlement edge – a medium density housing estate
- **Relationship with adjacent wider countryside**
- Open fields to north east and west and woodland to the south
- Linked with small scale, enclosed fields to the west (KIN006 and 007), though visually separate
- **Impact on key landscape characteristics**
- Adjacent to woodland but not containing woodland
- Native hedgerows to boundaries – could be retained if the site was developed

<ul style="list-style-type: none"><li>• <b>Impact on key visual characteristics</b></li><li>• The site is very contained (by landform and vegetation) and not visible from public viewpoint</li><li>• Possibly some intervisibility with adjoining sites KIN008, 007</li></ul>
<ul style="list-style-type: none"><li>• <b>Impact on key settlement characteristics</b></li><li>• Development would not be out of keeping with existing development pattern</li></ul>
<ul style="list-style-type: none"><li>• <b>Summary of compliance with PPS7 paragraph 21</b></li><li>• Development of this site, subject to the recommendations below, could be accommodated without harm to the natural beauty of the AONB. Development could be in conjunction with KIN006 and 007 and the western tip of KIN008, thus linking to the Inkpen road for access.</li></ul>
<ul style="list-style-type: none"><li>• <b>Recommendations</b></li><li>• Development on this site should be subject to the protection and enhancement of the following:</li><li>• Boundary hedgerows and trees and could be in conjunction with neighbouring sites.</li><li>• Views from the surrounding countryside would need to be carefully considered and</li><li>• New planting would be important in integrating the buildings into the landscape</li></ul>

**SITE KIN 011****Photographs:***View south from housing to east**View west from housing to east*

- **Relationship with adjacent settlement**

- A site on the south western edge of the settlement, which comprises small estates along the west side of Inkpen Road
- Not directly adjacent to any road but accessible via adjacent housing estate
- Recreation ground adjacent to the north

- **Relationship with adjacent wider countryside**

- Different in nature to the countryside to west and south, being flat and enclosed transitional landscape made up of rough grass and with no visual link to the wider landscape

<ul style="list-style-type: none"> <li>• <b>Impact on key landscape characteristics</b></li> <li>• Could be developed without harm to boundary vegetation</li> <li>• Some scattered trees in the south part of site would need to be assessed for their value to establish whether they would be a constraint to development</li> <li>• Replacement of the conifer hedge to the western boundary with more appropriate planting would be an improvement</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Impact on key visual characteristics</b></li> <li>• Visually contained by hedgerows and trees, with possible views from adjacent housing and PROW along western boundary</li> <li>• Localised impact on views to the countryside</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Impact on key settlement characteristics</b></li> <li>• Development of this site would discontinue the linear nature of adjacent development, but a deeper pattern of development is common elsewhere in Kintbury</li> <li>• The site has a strong relationship with the settlement, though it is not within the settlement boundary</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Summary of compliance with PPS7 paragraph 21</b></li> <li>• Development of this site, subject to the recommendations below, could be accommodated without harm to the natural beauty of the AONB.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Recommendations</b></li> <li>• Development on this site should be subject to the following conditions and the protection and enhancement of the following features:</li> <li>• Boundary hedgerows and trees and scattered trees within the southern section of the site</li> <li>• Replacement of the conifer hedgerow with more appropriate planting.</li> <li>• Views from the surrounding countryside, PROW and the neighbouring recreation field would need to be carefully considered and</li> <li>• New planting would be important in integrating the buildings into the landscape</li> </ul>



**SITE KIN 013****Photographs:**

*View of north part of site from public footpath in northwest corner*



*View south, from public footpath in northwest*

- **Relationship with adjacent settlement**
  - A site on the western edge of the settlement, just south of the Conservation Area and extending down the western side of the recreation ground
  - The north part of the site is surrounded on two sides by low density housing, with a small, newly built housing estate between the site and the road
  - Not immediately adjacent to any road, but possibly accessible via the housing estate
  - The south part is detached from housing, being beyond the recreation ground at the edge of the village
- **Relationship with adjacent wider countryside**
  - South part of site linked with countryside to the south, with a continuation of gently sloping ground of similar scale
  - Strong boundary planting along western edge

<ul style="list-style-type: none"><li>• <b>Impact on key landscape characteristics</b></li><li>• No woodland affected</li><li>• Site could be developed without damage to boundary vegetation</li></ul>
<ul style="list-style-type: none"><li>• <b>Impact on key visual characteristics</b></li><li>• Much of the site is enclosed by housing and boundary vegetation, with the western flank having slightly longer views and less enclosure</li><li>• Localised impact on views to the countryside from adjacent housing, and from the PROW along the western boundary</li></ul>
<ul style="list-style-type: none"><li>• <b>Impact on key settlement characteristics</b></li><li>• Development of the site as a whole would be out of keeping with the scale and linear pattern of nearby development</li><li>• The southern part of the site is poorly connected to the settlement</li><li>• The northern part of the site is well connected to the existing settlement</li></ul>
<ul style="list-style-type: none"><li>• <b>Summary of compliance with PPS7 paragraph 21</b></li><li>• The northern part of this site could be developed without harm to the natural beauty of the AONB, subject to the recommendations below</li></ul>
<ul style="list-style-type: none"><li>• <b>Recommendations</b></li><li>• Development on the northern part of the site should be subject to the following conditions and the protection and enhancement of the following features:</li><li>• Protection of boundary vegetation.</li><li>• Views from the surrounding countryside, in particular the PROW would need to be carefully considered and</li><li>• New planting would be important in integrating the buildings into the landscape</li></ul>

**SITE KIN 015****Photographs:***View of site entrance from lane**View south along lane west side of site*

- **Relationship with adjacent settlement**

- A large site on the south eastern edge of the settlement, with part of the western boundary formed by the Inkpen Road and containing a number of detached properties along the road
- Site is separated from the main settlement by a narrow gap of open land in KIN 006, 007 and 009

- **Relationship with adjacent wider countryside**

- Similar in character with smaller sites KIN006, 007 and 009 to the north being small scale and visually enclosed, though on steeper ground and made up of garden and woodland.



<ul style="list-style-type: none"> <li>• <b>Impact on key landscape characteristics</b></li> <li>• The site contains areas of woodland on rising ground, as well as internal and boundary hedgerows and internal individual trees – these would need to be protected</li> <li>• Development would extend up steeper slopes on wooded hillside</li> <li>• Development would impact on the rural setting of Dongall's Wood</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Impact on key visual characteristics</b></li> <li>• The site is visually well contained by landform and woodland, with glimpses from the lane between houses</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Impact on key settlement characteristics</b></li> <li>• The site would be suitable for the development of a very small number of low density detached houses but higher densities would have the effect of intensifying development on the hillside away from the main village</li> <li>• The development of the site as a whole would be out of character and would result in the loss of woodland as well as housing at a high elevation.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Summary of compliance with PPS7 paragraph 21</b></li> <li>• The small open part of this site could be developed without harm to the natural beauty of the AONB, subject to the recommendations below.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Recommendations</b></li> <li>• The site would be suitable for a very limited development of very low density to match that existing on the site located to ensure the retention and protection of the existing woodland and other valuable trees and hedges</li> </ul>

## Conclusion

It is concluded that some development can be considered adjoining the settlement of Kintbury within seven of the ten potential SHLAA sites examined without incurring material harm to the special qualities and natural beauty of the AONB. It is therefore recommended that KIN004, KIN006, KIN007, a small part of KIN008, KIN009, KIN011, and KIN013 be retained subject to the landscape requirements in the Recommendations, which include constraints on the extent of the sites which could be developed. It is recommended that KIN001 and KIN005 are not pursued further. KIN 015 would only be able to accommodate a very small number of houses.

It is recommended that KIN 006, 007, 009 and the part of 008 be developed together, whilst maintaining some of the internal subdivision to break up the built form. It is also recommended that only one main site (of the four KIN 004, combined southern group, KIN 011 and KIN 013) be developed to meet current needs to avoid over expansion into the rural hinterland and over dominance of by a single period of growth.