

Appendix 4f: Bradfield Southend Site Assessments

Spatial Area:	North Wessex Downs AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRAD2	Site Address:	Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 8 dwellings but known issues exist which may reduce this number

Recommendation:

The site is not recommended for allocation.

Justification:

Only a limited amount of development will be suitable in Bradfield Southend. Within the revised settlement hierarchy, Bradfield Southend is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.

It is acknowledged that in principle, part of the site has potential for development in landscape terms in conjunction with BRAD3. However its potential for allocation needs to be considered alongside potential development on BRAD5 due to the concern about the cumulative impact on the AONB in this location. The AONB Unit and Natural England have advised that BRAD5 is considered the most appropriate in landscape terms.

Furthermore, given the placing of Bradfield Southend within the settlement hierarchy, it is considered that the development of this site alongside others in Bradfield Southend would be too great for the village. In particular, there is already an existing allocation in the HSA DPD which is very close to BRAD2.

There is a covenant on the site and this may impact upon the availability of the site. This is not an issue affecting the preferred site for allocation.

Discussion:

Site description:

The site lies on the north western side of Bradfield Southend. The village is identified as a Service Village in the settlement hierarchy. The site comprises of a dwelling house and garden, as well as a nursery school. The dwelling house and garden lie outside of the settlement boundary, whilst the nursery school lies within the settlement boundary whereby there is a presumption in favour of development.

There is agricultural land to the north, west, and south of the site. Residential development lies to the east.

Bradfield Southend is identified as a Service Village in the settlement hierarchy and lies within the North Wessex Downs Area of Outstanding Natural Beauty.

HELAA conclusions:

In part potentially developable but achievability, availability and suitability are unknown. In addition further work is needed on the in combination effects on landscape. Flood risk from watercourse at northern border reduces the developable site area, although the effect of this can be reduced with suitable flood mitigation methods.

Landscape:

The site lies within the AONB.

A 2014 Landscape Capacity Assessment (LCA) was carried out on a site which included the westernmost part of BRAD2 (the site had the ref BRS005 in the 2014 LCA). It advised that development on the majority of the site would result in harm to the natural beauty and special qualities of the AONB. It did however advise that there is scope for a very limited amount of development but this area is outside of the redline boundary for BRAD2.

The AONB Unit and Natural England have commented that there is potential for development in part. The site is well contained in part; therefore, development should not encroach beyond that of the existing line of development which would round off the northern corner of the settlement without impacting on its character and settlement pattern. However, they go on to advise that given the size of Bradfield Southend they would recommend that if required/needed only one site be brought forward for allocation. Their preference would be part of BRAD5.

Flood risk:

Low fluvial flood risk. There is a high risk area of surface flow flooding from existing watercourse which can be mitigated for, but will reduce the overall developable area.

Highways / Transport:

Speed survey required due to nearby location of speed limit change from 60mph. due to nearby location of speed limit change from 60mph

On its own, the site would not impact on the local highway capacity. However, in combination with other sites accessing on to Cock Lane could be mean capacity is reached.

Heritage:

No impacts.

Education:

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

Ecology:

There are no statutory designations within or adjacent to the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

Minerals and Waste:

No impact.

Utility Services*Water supply:*

No issues.

Wastewater network:

The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:

There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

Gas network:

The site is not underlain by a high pressure gas transmission pipeline.

Other:

None.

Parish / Town Council:

Site runs down to a stream in the valley bottom. Access to and from the site onto the narrow road of Cock Lane potentially dangerous. Access onto the narrow country lane of Stanford Road also dangerous. Access to the nearest main road, South End Road, along Cock Lane, fraught with hazard. Cock Lane is a narrow carriageway with potentially four blind corners to oncoming traffic, one where the Primary School is situated that is already an issue locally, particularly at school times when the area is grid locked with parked cars and travel along this road is severely restricted (and avoided by locals currently).

SA/SEA summary:

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

There are a limited number of services and facilities within walking and cycling distance of the site.

The site is in close proximity of open countryside to help promote a healthy and active lifestyle.

The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.

There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.

Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northwest border of the site. Avoidance of development in this area and Sustainable Drainage Systems will reduce the impact.

Availability:

Site is in the ownership of two parties with restrictive covenants but available within 1 to 5 years according to promoter. The site comprises of a dwelling and nursery school and it is unknown if there are arrangements to relocate them. Availability is considered to be unknown.

Achievability:

Given the restrictive covenant achievability is considered to be unknown.

Relationship to / in combination effects of other sites :

The site is due north of site BRAD 3 and to the east of BRAD5. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as 'not developable within 15 years'.

The in combination effects are of concern to the utilities, highways, and landscape considerations.

Spatial Area:	North Wessex Downs AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRAD3	Site Address:	Land south of Crackwillow House & south of Trotman Cottages, Cock Lane, Bradfield Southend
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 4 dwellings but known issues exist which may reduce this number

Recommendation:

The site is not recommended for allocation.

Justification:

Only a limited amount of development will be suitable in Bradfield Southend. Within the revised settlement hierarchy, Bradfield Southend is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.

It is acknowledged that in principle, part of the site has potential for development in landscape terms in conjunction with BRAD2. However its potential for allocation needs to be considered alongside potential development on BRAD5 due to the concern about the cumulative impact on the AONB in this location. The AONB Unit and Natural England have advised that BRAD5 is considered the most appropriate in landscape terms.

Furthermore, given the placing of Bradfield Southend within the settlement hierarchy, it is considered that the development of this site alongside others in Bradfield Southend would be too great for the village. In particular, there is already an existing allocation in the HSA DPD which is very close to BRAD3.

There is a covenant on the site and this may impact upon the availability of the site. This is not an issue affecting the preferred site for allocation.

Discussion:

Site description:

The site is located on the north western side of Bradfield Southend, entirely within the North Wessex Downs AONB. Bradfield Southend is identified as a Service Village in the settlement hierarchy. The site is surrounded by residential development to the east and south east, and a nursery school to the north. Agricultural land surrounds the remainder of the site. The site comprises of agricultural land.

HELAA conclusions:

In part potentially developable but achievability, availability and suitability are unknown. In addition further work is needed on the in combination effects on landscape and access.

Landscape:

The site lies within the AONB. A 2014 Landscape Capacity Assessment (LCA, which did not consider a small part of the northern area of the site, but also covered an area of land to the west of the site. The site had the ref BRS005 in the LCA) advised that development on the majority of the site would result in harm to the natural beauty and special qualities of the AONB. It did however advise that there is scope for a very limited amount of development on the land which forms BRAD3.

The in combination effect with BRAD2 also needs to be considered on the landscape.

Flood risk:

Low risk.

Highways / Transport:

The site is landlocked, however it is within the same landownership as site BRAD2 which is located to the north of the site. On its own, the site would not impact on the local highway capacity. However, in combination with other sites accessing on to Cock Lane could be mean capacity is reached.

Heritage:

No impact.

Education:

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

Ecology:

There are no statutory designations within or adjacent to the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

Minerals and Waste:

Small area to south of the site lies within a Minerals Safe Guarding Area. A Minerals Impact Assessment will be required.

Utility Services*Water supply:*

No issues.

Wastewater network:

The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:

There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

Gas network:

The site is not underlain by a high pressure gas transmission pipeline.

Other:

None.

Parish / Town Council:

Concern on access / exit to the site as essentially no roadway available. Access to and from the site onto the narrow road of Cock Lane potentially dangerous.

SA/SEA summary:

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

The estimated development potential on the site means that affordable housing would not be provided as it is below the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the small development potential would not be able to provide a mix of housing type and tenure. This results in a negative effect. However, the estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location.

The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. The site is not at risk from any source of flooding, and all developments must include Sustainable Drainage Systems.

Whilst development on a small area of the site has the potential to have a neutral impact upon the built environment, development across a wider area would harm the AONB. Furthermore, if the site was developed alongside adjoining sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.

Availability:

Site is in the ownership of two parties with restrictive covenants but available within 1 to 5 years according to promoter. Availability is considered to be unknown.

Achievability:

Given the restrictive covenant achievability is considered to be unknown.

Relationship to / in combination effects of other sites :

The site is also due south of BRAD 2 and to the east of BRAD5. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as 'not developable within 15 years'.

The in combination effects are of concern to the utilities and landscape considerations.

Spatial Area:	North Wessex Downs AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRAD5	Site Address:	Land north of South End Road, Bradfield Southend
Use(s) proposed by site promoter	Residential with public open space	Development Potential:	Up to 13 dwellings

Recommendation:

The site is recommended for allocation

Justification:

Only a limited amount of development will be suitable in Bradfield Southend. Within the revised settlement hierarchy, Bradfield Southend is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.

A wider site area was promoted, but development of the whole site would be inappropriate. The AONB Unit and Natural England have commented that development of the wider promoted site would be an incongruous addition given the size and character of the village. Development along the south western edge in line with the current allocation would be acceptable without detriment to the north western boundary of Bradfield Southend. Given the size of Bradfield Southend their recommendation was that if required/needed only one site be brought forward for allocation. Their preference would be for part of BRAD5.

There are no covenants on the site unlike other sites in Bradfield Southend.

The southern part of the site is considered acceptable for allocation.

Discussion:

Site description:

The site is located on the north western side of Bradfield Southend within the North Wessex Downs AONB, and lies adjacent to the existing settlement boundary and open countryside. It is accessed via a small industrial estate to the south. The north west section of the site extends beyond the settlement limit. The site is divided into two sections by a tree belt which runs east / west. There are also strong tree belts containing the site to the east and north, with a partial hedgerow to the western boundary.

The part of the site that is considered potentially Suitable in the 2014 Landscape Capacity Assessment (LCA) could potentially accommodate up to 13 dwellings.

HELAA conclusions:

Considered as part of the wider promoted site - potentially developable in part. Although most of the site is unsuitable, further assessment in conjunction with the AONB and Natural England would be required to confirm whether concerns that development on a small part of the southern part of the site only, would result in significant harm to the natural beauty and special qualities of the AONB, could be overcome.

Landscape:

A 2014 Landscape Capacity Assessment (in which the site had the ref BRS003) advised that development on part of the site could be accommodated subject to the following measures to conserve and enhance the natural beauty and special qualities of the AONB:

- The provision of a substantial tree belt along the northern boundary, linking to the existing tree belt on the eastern boundary and with new tree planting in BRS004 beyond
- The preferred access is from South End Road, via the small industrial estate, subject to an assessment of the impact on existing trees
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site

The AONB Unit and Natural England have commented that development of the wider promoted site would be an incongruous addition given the size and character of the village. Development along the south western edge in line with the current allocation would be acceptable without detriment to the north western boundary of Bradfield Southend. Given the size of Bradfield Southend their recommendation was that if required/needed only one site be brought forward for allocation. Their preference would be for part of BRAD5.

Flood risk:

Low risk.

Highways / Transport:

No access issues. Development will have a not insignificant impact on local highway network so must be considered in relation to all other proposals for development in area.

Heritage:

No impact.

Education:

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

Ecology:

There are no statutory designations within or adjacent to the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

Minerals and Waste:

The southern quarter of the site lies within a proposed Mineral Safeguarding Area. A Minerals Impact Assessment will be required.

Utility Services

Water supply:

No issues.

Wastewater network:

The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:

There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

Gas network:

The site is not underlain by a high pressure gas transmission pipeline.

Other:

None.

Parish / Town Council:

The following comments were made on a wider site area: large single development expansion of the settlement would lead to 30%-40% social housing provision and the local services and infrastructure could not support such an increase in housing numbers.

The site is very visible to Tutts Clump on the opposite side of the valley.

Proposed access on to South End Road along track of restricted width.

Large number of additional houses for a development within the rural location.

The site has had little agricultural production for many years and has abundant natural vegetation and biodiversity as a result.

SA/SEA summary:

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

The site is in close proximity of open countryside to help promote a healthy and active lifestyle.

The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.

There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

However, development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.

Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northern border of the site. Avoidance of development in this area and Sustainable Drainage Systems will reduce the impact.

Availability:

Site is in single ownership and subject to confirmation of access agreement is available.

Achievability:

Access arrangements are still to be confirmed so achievability is unknown.

Relationship to / in combination effects of other sites :

The site is to the west of BRAD 2 and BRAD 3. . In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as 'not developable within 15 years'.

The in combination effects of concern are landscape and highway capacity.

Spatial Area:	North Wessex Downs AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRAD6	Site Address:	Land to the rear Ash Grove, Bradfield Southend
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 48 dwellings but known issues exist which may reduce this number

Recommendation:

The site is not recommended for allocation.

Justification:

The AONB Unit and Natural England have advised that development would result in an incongruous extension far beyond the settlement. This would result in harm to the AONB and would not be in keeping with the linear pattern of development.

Highways concerns – adoptable access and 2 metre footway onto Cock Lane would not be achievable. Impact on the capacity of Cock Lane.

Covenant on the site which could impact upon availability.

Discussion:

Site description:

The site is located to the north of Bradfield Southend, entirely within the North Wessex Downs AONB. Bradfield Southend is identified as a Service Village in the settlement hierarchy.

The site is contained on the south eastern edge by the settlement. The south western boundary of the site adjoins the playing field of Bradfield Primary School. The site is accessed off Ash Grove and is otherwise adjacent to the surrounding countryside. The northern, western, and eastern boundaries are formed by tree belts.

The field is used as grazing land.

HELAA conclusions:

In part potentially developable but achievability, availability and suitability are unknown. A 2015 Landscape Capacity Assessment recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm.

Landscape:

The site is located within the AONB. A 2015 Landscape Capacity Assessment (in which the site had the ref BRS006) recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm.

The AONB Unit and Natural England have advised that the site would be inappropriate for development because it would result in an incongruous extension far beyond the settlement which would be at odds with the linear pattern of development and the natural and scenic beauty of the AONB which frames the strong rural edge of the village but also acts as a buffer to the ancient woodland beyond. Given the size of Bradfield Southend, they have further advised that if required/needed only one site be brought forward for allocation. Their preference would be part of BRAD5.

Flood risk:

Low risk apart from high risk flow flooding from an existing watercourse which runs along the northern site boundary.

Highways / Transport:

Access concerns. Adoptable access and 2 metre footway not achievable direct on to Cock Lane due to probable inadequate sight lines to the left (east) and conflict with the existing private Ash Grove.

Development would impact upon local highway capacity, in particular Cock Lane.

Heritage:

No impact on designated heritage assets. The site is surrounded by historic farmsteads indicative of postmediaeval activity. Desk-based Assessment to better understand archaeological potential and survival required in addition to a geophysical survey

Education:

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

Environmental Health:

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

Ecology:

There are no statutory designations within or adjacent to the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

Minerals and Waste:

Site lies within an existing Minerals Safe Guarding Area and part of the site is within a proposed Mineral Safeguarding Area. A Minerals Impact Assessment will be required.

Utility Services*Water supply:*

No issues.

Wastewater network:

The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

Electricity network:

There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

Gas network:

The site is not underlain by a high pressure gas transmission pipeline.

Other:

None.

Parish / Town Council:

Concern on access / exit onto Cock Lane and the capacity of that road.

Expands the settlement away from the preferred option / intensification of developing within the confines of South End Road, Cock Lane and Hungerford Lane triangle.

SA/SEA summary:

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

The estimated development potential on the site means that affordable housing would be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19).

The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northwest border of the site. Avoidance of development in this area and Sustainable Drainage Systems (SuDS) will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.

Whilst development on a small area of the site has the potential to have a neutral impact upon the built environment, development across a wider area would harm the AONB. Furthermore, if the site was developed alongside adjoining sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.

Availability:

Site is in the ownership of four owners with historic covenants but available within 1 to 5 years according to promoter. Availability is considered to be unknown.

Achievability:

Given historic covenants achievability is considered to be unknown.

Relationship to / in combination effects of other sites :

The site is north of Cock Lane behind the school and adjacent houses. To the east is BRAD4. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as 'not developable within 15 years'.

The in combination effects are of concern to the utilities and landscape considerations.