

Appendix 4i: Kintbury Site Assessments

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN3	Site Address:	Land east Kiln Farm, Kintbury
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 21 dwellings (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) is considered appropriate for development – approx. 1.45ha)

Recommendation:

The site is not recommended for allocation

Justification:

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury 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. Traffic related concerns are perhaps the biggest single issue for the local community in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high.

It is acknowledged that the western part of the site is well connected to the settlement edge when considered alongside the site allocated in the HSADPD and subject to certain mitigation and enhancement measures identified in the LSA (2011), this part of the site only could be sensitively developed to conserve and enhance the special qualities and natural beauty of the landscape of the AONB. However, the site also needs to be thought about alongside any other sites where there is potential for development, in particular KIN6.

Bearing in mind the particular features of Kintbury it is considered that the development of both KIN3 and KIN6 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services.

Discussion:

Site description:

The site is adjacent to the settlement of Kintbury which is identified as a Service Village in the settlement hierarchy. The northern and eastern site boundaries adjoin the settlement boundary. The site is greenfield and is Grade 3 agricultural land. It could potentially accommodate up to 21 dwellings on the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) and is of a scale to provide affordable housing.

The site has easy access to the countryside and there are a number of Public Rights of Way (PRoW) around the village. There are no PRoW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies approximately 1km from the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall along Inkpen Road also hosts a variety of indoor community activities.

Local Plan history: The site was considered as three separate parcels of land in the Strategic Housing Land Availability Assessment (2013) refs KIN008, KIN009 and KIN010. KIN008 – was considered potentially developable although it made clear that development would need to be limited to a small area in the western part of the site only. KIN009 – was considered potentially developable as part of a wider allocation. KIN010 - was considered not developable due to its poor relationship to the existing settlement. Only KIN008 and KIN009 were considered as part of the site selection process for the HSADPD but neither were recommended for allocation.

It was noted that although the western part of KIN008 is well connected to the settlement edge, development of the whole site would be out of scale with most of Kintbury. Only a narrow wedge at the western end of the site from the eastern corner of KIN009 to the edge of the settlement on Holt Road should be considered in conjunction with KIN006, KIN007 [allocated sites] and KIN009 to improve its relationship to the existing settlement and gain access. It was also noted that KIN009 would need to be allocated and developed as part of a wider allocation to improve the site's relationship to the existing settlement and gain access.

HELAA conclusions:

Potentially developable in part. Development of the whole site would be inappropriate in the context of the existing settlement pattern and form. A very small part of the site only may be suitable but further work needs to be undertaken to assess whether it is acceptable in landscape and highway terms. Further ecological surveys also required. Development also dependent on allocation or settlement boundary review through the Local Plan Review.

Landscape:

The western part of the site is well connected to the settlement edge when considered alongside the site allocated in the HSADPD.

The West Berkshire Landscape Character Assessment (2019) notes that the northern half of the site lies within the Hungerford Farmed Chalk Mosaic (FC1) and the southern half of the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

The Landscape Sensitivity Assessment (LSA) (2011) considered the wider site and concluded that development on a small area of the western part of the site only would be acceptable subject to certain protection and enhancement measures. The LSA noted that development should be subject to the protection and enhancement of: boundary hedgerows and trees which could be in conjunction with neighbouring sites; views from the surrounding countryside to be carefully considered; and new planting would be important in integrating the buildings into the landscape.

AONB Unit and Natural England: Potential for development in part of the site. The site includes a number of fields with the largest visible off Holt Road. This provides a strong open character that merges with the wider open countryside and has far reaching views. There is a clear end/start to this edge of the settlement and breaking this would have an adverse effect to the landscape and scenic beauty of the AONB. 11ha is extensive and would be inappropriate in relation to the small size of Kintbury. Visible from footpaths. The western parcel of land which backs on to the existing allocated site is restricted from view by the natural contours of the land and the existing vegetation, this significantly smaller site could accommodate a proportionate sized development.

Flood risk: *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011))*

The site lies within Flood Zone 1 and so there is a low probability of flooding.

There is a medium risk of surface water flooding to the north of Dougal's Wood but this covers less than 1% of the site.

Groundwater flooding over the site is unlikely.

The site is underlain with clay which would restrict the scope for SuDS.

The site is in Source Protection Zone (SPZ) 2. The Environment Agency has no in principles objections to development in SPZs.

Highways / Transport: *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011)).*

An acceptable access onto Laylands Green should be achievable via the existing allocated site. Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.

The site lies just over 1.5km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high.

Heritage:

No impact on designated heritage assets.

Non designated heritage assets - Dougal's Wood dates to at least the 19th century and care should be taken to preserve as much as possible. The site lies close to post medieval kiln and works. Some potential for archaeology. A desk-based assessment and potentially a geophysical survey would be required to better understand the archaeological potential and survival.

Education: (comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011))

Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.

Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

Environmental Health:

Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. An air quality survey would be required.

There is a low risk of contamination. There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required. The site is underlain with clay which would restrict the scope for SuDS.

There is a low risk of noise and vibration problems to future occupants. A noise survey would be required as part of a planning application.

Ecology:

There is a TPO on the northern edge of the site and a woodland TPO on land adjacent to the west and also to the south.

Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

An additional Great Crested Newt survey would also be required.

The site lies within a Biodiversity Opportunity Area.

Minerals and Waste:

Approximately half of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

Utility Services:

NB - Thames Water comments relate to the wider promoted HELAA site: The supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity. Consequently it is likely that the developer will be required to fund an impact study of the existing infrastructure in order to determine the magnitude of spare capacity and a suitable connection point. The scale of development is likely to require upgrades to the wastewater network. A housing and infrastructure phasing plan would be required.

SSE has noted there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

Other:

None

Parish / Town Council:

A very large site that would have exactly the same impact as KIN 5 affecting the landscape of the AONB in an exposed position, extending the visible presence of the settlement into the countryside and would appear as a dominating feature. The site also has elements of the Reading Beds with boggy condition and the widespread presence of Great Crested Newts.

Kintbury Parish Council has also highlighted the following local issues/community aspirations:

Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.

Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways.

Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

SA/SEA summary: *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011))*

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. When considered alongside the site allocated within the HSADPD, the site would have a good relationship with the existing settlement. Development on the site has the potential to improve the built environment through a well-designed scheme. It is close to local facilities and services but the degree of car dependency is still likely to be high. Whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern. The site is underlain with clay which would restrict the scope for SuDS. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented.

Availability:

The site is owned by two private landowners and is available immediately

Achievability:

There are no known legal constraints at this time

Relationship to / in combination effects of other sites:

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for a limited number of dwellings. The part of the site that is acceptable in landscape terms is close to KIN4 along Laylands Green. Although KIN4 has a much smaller development potential than KIN3, the development of these two sites together in such close proximity would be of concern for a village of this size, nature and character.

The other promoted site in Kintbury, KIN6, is located off The Haven. There is a greater potential for development on KIN6 rather than KIN4, but it is considered that the development of both KIN3 and KIN6 would be too much for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.

Spatial Area:	North Wessex Downs AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN4	Site Address:	Land north of Kiln House, Laylands Green, Kintbury, RG17 9UD
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 15 dwellings but known issues exist which would reduce this number

Recommendation:

The site is not recommended for allocation

Justification:

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury 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. Traffic related concerns are perhaps the biggest single issue for the local community in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high.

Even though a site along Laylands Green has been allocated for development in the current Local Plan, this site is still detached from the main existing settlement further north. Laylands Green has a rural character and there is currently a clear linear pattern of development along this part of the road. A more intensive development in this location would be out of character with the existing settlement form.

Although most of the area covered by this promoted site was considered acceptable in the Landscape Capacity Assessment (2011) it was on the understanding that the site would only be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges. The site would therefore be unable to accommodate up to 15 dwellings.

Discussion:

Site description:

The site is detached from the settlement boundary of Kintbury. The village is identified as a Service Village in the settlement hierarchy. The site is partly residential and partly Grade 3 agricultural land. The whole site could potentially accommodate up to 15 dwellings and is of a scale to provide affordable housing.

The site has easy access to the countryside and there are a number of PROW around the village. There are no PROW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies approximately 1km from the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall along Inkpen Road also hosts a variety of indoor community activities.

Local Plan history: The site (as part of a wider site) was considered potentially developable in the Strategic Housing Land Availability Assessment (2013) ref KIN015. The Landscape Sensitivity Assessment (2011) concluded that development on the whole site would result in harm to the natural beauty of the AONB but that the small open part of the site could be developed subject to certain recommendations. It would be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges.

The site (as part of a wider site) was then considered as part of the site selection process for the HSADPD but was not recommended for allocation. It was concluded that the site was not that well related to the existing settlement without development taking place on some adjacent sites. 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.

HELAA conclusions:

Potentially developable in part. 2011 Landscape Sensitivity Assessment concluded that development on part of the site could be accommodated. Development of the whole site would be inappropriate in the context of the existing settlement pattern and form. Concern that more intensive development would not be appropriate in

the context of the existing settlement form, pattern and character of the landscape. Further assessment required. Further ecological surveys required. Heritage Impact Assessment also required. Development also dependent on allocation or settlement boundary review through the Local Plan Review.

Landscape:

The West Berkshire Landscape Character Assessment (2019) notes that the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

A Landscape Sensitivity Assessment (LSA) (2011 (in which the site had the ref KIN015) concluded that development on the whole site would result in harm to the natural beauty of the AONB but that the small open part of the site could be developed subject to certain recommendations. It would be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges.

AONB Unit and Natural England: Not appropriate for development. The site has an intimate and detached character from the street, it has a strong rural connection. Redevelopment of the existing outbuildings would be acceptable but additional buildings within the site would unbalance the existing relationship of the site and surrounding landscape. It would also put pressure on the priority woodlands which encompass the site.

Flood risk:

The site lies within Flood Zone 1 and so there is a low probability of flooding.

There is no surface water or groundwater flood risk.

The site is in SPZ2 with a high risk of contamination to groundwater. The EA has no in principle objections to development within SPZs.

Highways / Transport:

The speed limit on Laylands Green is 30mph. The proposed site has sufficient frontage to achieve the necessary 86m of visibility splays. The width of this road is adequate to accommodate the additional traffic from the proposed plots. However, there is no footway on the road so Highways are likely to ask the developer to provide a footway along one side of the road, to link the site to the existing footway at Dunn Crescent.

Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.

The site lies just over 1.5km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high. Traffic flows from the proposed plots would be relatively low and mindful of the adequate width of Laylands Green, Highways are unlikely to object to the impact of this development.

Heritage:

There is potential harm to the setting of the undesignated heritage asset Quinnels Cottage (C17th). A Statement of Heritage Significance would be required.

There is also a post medieval kiln and brickworks. A desk-based archaeological assessment would be required to better understand the archaeological potential and survival over the whole site.

Education:

Early years – Kintbury ward

Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.

Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

Environmental Health:

Development is unlikely to result in adverse impact/worsening of air quality. There is possible Nitrogen Dioxide and particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. An air quality survey would be required.

There is a medium risk of contamination on the site. There is suspected contamination at Kiln Farm due to the old brick and tile works. A contamination assessment would be required. The site is underlain with clay which would restrict the scope for SuDS.

There is a low risk of noise and vibration problems to future occupants. A noise survey would be required as part of a planning application.

Ecology:

There is a woodland TPO in the northern part of the site. There are also mature trees within the garden. Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site. An additional Great Crested Newt survey would also be required. The site lies within a Biodiversity Opportunity Area.

Minerals and Waste:

Approximately two thirds of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

Utility Services

Thames Water does not envisage infrastructure concerns regarding water supply capability in relation to this site. The receiving SDAC is Station Road (Kintbury) STW which has a trigger level of 40. The receiving STW is Kintbury. Thames Water does not envisage infrastructure concerns regarding wastewater networks in relation to this development.

SSE has noted there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

Other:

None

Parish / Town Council:

With the same ground conditions and prevalence of Great Crested Newts as KIN3, the site would be extremely difficult to develop and would impact upon the older property of Kiln Farm. Kintbury Parish Council has also highlighted the following local issues/community aspirations: Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village. Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways. Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

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. Although it is close to services and facilities it does not however have a strong relationship with the existing settlement and would be unlikely to improve the built environment. The degree of car dependency is likely to be high, but whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern. The site is underlain with clay which would restrict the scope for SuDS. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented.

Availability:

The site is owned by two private landowners and would be available within the next 11-15 years

Achievability:

There are no known legal constraints at this time. There are two existing dwellings and one barn on the site. The promoter has advised that these can be demolished if required

Relationship to / in combination effects of other sites:

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for a limited number of dwellings. This site lies close to KIN3 which has a greater potential for development than this site. The development of two sites in such close proximity would be of concern for a village of this size, nature and character.

There is also potential for development on the other promoted site in the village, KIN6. It is, however, considered that the development of both KIN6 and KIN3 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.

Spatial Area:	North Wessex Downs AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN6	Site Address:	Land adjoining The Haven, Kintbury, RG17 9AU
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 23 dwellings

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement and subject to certain mitigation and enhancement measures identified in the LSA (2011), could be sensitively developed to conserve and enhance the special qualities and natural beauty of the landscape of the AONB.

The site was considered in detail as part of the HSADPD and original highways concerns about access were overcome. Traffic related concerns are perhaps the biggest single issue in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high. Despite this though, it is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is a significant concern.

Kintbury is identified as a Service Village, so is therefore suitable for a limited number of dwellings. With a predominantly neutral effect on sustainability and the fact that the site lies close to existing services and facilities, it is considered the most appropriate option for development.

Discussion:

Site description:

The site is adjacent to the settlement of Kintbury which is identified as a Service Village in the settlement hierarchy. The eastern site boundary adjoins the settlement boundary. The site is greenfield, currently pasture and is Grade 3 agricultural land. It could potentially accommodate up to 23 dwellings and is of a scale to provide affordable housing.

The site has easy access to the countryside and there are a number of PROW around the village. There are no PROW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies to the north of the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall also hosts a variety of indoor community activities.

Local Plan history: The site was considered as potentially developable in the Strategic Housing Land Availability Assessment (2013) ref KIN011. The Landscape Sensitivity Assessment (2011) concluded that development on the site would be acceptable, subject to certain recommendations. The site was then considered as part of the site selection process for the HSADPD but was not recommended for allocation. It was concluded that it should be considered further through the Local Plan Review. Council Members chose to respond to concerns expressed locally over the cumulative impacts of additional development in Kintbury and the surrounding area and requested that further consideration of the site was deferred until an informed assessment could be made of the cumulative impact of traffic generated from additional development in the area.

HELAA conclusions:

Potentially developable - further ecological surveys required. Transport Statement required. Allocation would also be dependent on the redrawing of the settlement boundary through the Local Plan Review.

Landscape:

The site has a strong relationship with the existing settlement.

The West Berkshire Landscape Character Assessment (2019) notes that the northern half of the site lies within the Hungerford Farmed Chalk Mosaic (FC1) and the southern half of the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

A Landscape Sensitivity Assessment (LSA) (2011) concluded that development on the whole site would be acceptable subject to certain protection and enhancement measures. These included: the retention of boundary hedgerows and trees and scattered trees within the southern section of the site; the replacement of the conifer hedgerow with more appropriate planting; views from the surrounding countryside, Public Right of Way and the neighbouring recreation field are carefully considered and the provision of new planting to integrate the buildings into the landscape.

AONB Unit: Potential for development. Landscape assessment required.

Flood risk:

The site lies within Flood Zone 1 and so there is a low probability of flooding. There is no surface water flood risk.

There is the possibility of groundwater flooding in about 5% of the site where the groundwater sits between 0.5m and 0.25m below the surface. This will limit the use of infiltration sustainable drainage systems in this area. Groundwater flooding is unlikely over the remainder of the site.

The site is in Source Protection Zone (SPZ) 2, with a high risk of contamination to groundwater. The Environment Agency has no in principle objections to development in SPZs.

Highways / Transport:

An acceptable access onto The Haven should be achievable via the existing garages. Any parking lost to the garages will need to be relocated. Sight lines at The Haven / Inkpen Road junction will need to be improved but a technical note provided in July 2015 has shown that land is available.

Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village. It is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is of significant concern.

The site lies just over a km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high.

Heritage:

No impact

Education:

Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.

Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

Environmental Health:

Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. An air quality survey would be required

There is a medium risk of contamination to soil quality.

There is a medium risk of noise and vibration problems to future occupants from the sports facilities to the north. A noise survey would be required as part of a planning application.

Ecology:

There are no TPO's on or adjacent to the site.

Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site. An additional Great Crested Newt survey would also be required.

Minerals and Waste:

Approximately half of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

Utility Services:

Thames Water do not envisage infrastructure concerns regarding water supply capability in relation to this site. The receiving SDAC is Station Road (Kintbury) STW which has a trigger level of 40. The receiving STW is Kintbury. Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this development

SSE has noted there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

Other:

None

Parish / Town Council:

Any access to this site would have to be via The Haven, a relatively narrow road already with a large number of parked cars and creating a much poorer environment for the residents of the Haven. An access through the garage site would result in making less parking for The Haven residents and creating a poor environment. Like the other sites it extends the visible presence of the settlement, imposes itself on nearby properties and affects the setting of the adjacent Recreation Ground.

Kintbury Parish Council has also highlighted the following local issues/community aspirations:

Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.

Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways.

Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

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 has a strong relationship with the existing settlement and is close to local facilities and services. Development on the site has the potential to improve the built environment through a well designed scheme. The degree of car dependency is still likely to be high, but whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern.

Availability:

The site is owned by three private landowners and is available immediately. It is under an option agreement to a developer.

Achievability:

There are no known legal constraints at this time

Relationship to / in combination effects of other sites:

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

There are two other promoted sites in the village, KIN3 and KIN4, both of which would be accessed from Laylands Green. The development of both of these other sites in such close proximity to one another would be of concern for a village of this size, nature and character. Of these two sites, KIN3 has the greatest development potential.

Whilst there is some limited potential on KIN3, it is considered that the development of both KIN3 and KIN6 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.