

Kidmore End Neighbourhood Plan

Site Options and Assessment

Kidmore End Parish Council

November 2018 (with minor updates April 2019)

Quality information

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Executive Summary

AECOM was commissioned to undertake an independent site assessment for Kidmore End Neighbourhood Plan on behalf of Kidmore End Parish Council (KEPC). The work was agreed with KEPC and the Ministry for Housing, Communities and Local Government (MHCLG) in July 2018.

Almost all of Kidmore End parish, excluding the southernmost part bordering the Reading suburb of Caversham, is within the Chilterns Area of Outstanding Natural Beauty (AONB), a designation which brings with it significant restrictions on development within it or within its setting (more details below in the main body of the report). The village of Kidmore End and the smaller settlements of Cane End and Gallowstree Common lie within the AONB; the settlements of Chalkhouse Green and Tokers Green, as well as the countryside at the edge of Reading/Caversham, lie just outside it, but within its setting to varying extents.

The Neighbourhood Plan must be in general conformity with the strategic policies of the adopted South Oxfordshire Core Strategy (SOCS), but it also will have regard to the emerging South Oxfordshire Local Plan (SOLP).¹ It is the intention of the Parish Council that the neighbourhood plan will include allocations for housing development, which will contribute to the housing allocation requirement of the emerging SOLP.

The purpose of this report is therefore to produce a clear assessment of the identified sites to advise which might be appropriate for allocation in the Plan, in particular whether they comply with the National Planning Policy Framework (NPPF), national Planning Practice Guidance (PPG) and the strategic policies of South Oxfordshire District Council's (SODC's) adopted and emerging Local Plans (details on the Local Plans appears in Chapter 3).

This will help KEPC to ensure that the Neighbourhood Planning site selection process is robust and transparent and will meet the Basic Conditions considered by the Independent Examiner, as well as any potential challenges by developers, site promoters and/or other interested parties.

The Site Assessment exercise is being progressed in the context of a housing requirement for the neighbourhood plan that has been provided to the Parish Council by SODC, in line with their emerging Local Plan.

SODC advised that the neighbourhood plan should look to provide a minimum of 5% of the number of dwellings within Kidmore End Parish as shown by the 2011 Census.

At the 2011 Census, Kidmore End Parish had 516 dwellings, and therefore the minimum housing requirement for the parish in the plan period (2011-2033) is 26 dwellings.

KEPC advises that as of October 2018, 27 dwellings have been completed and a further four committed (i.e. consented but not completed), meaning that 31 dwellings count towards the neighbourhood plan housing requirement and that therefore no new allocations are strictly necessary.

However, SODC advises, and AECOM agrees, that the benefits accruing to Parish Councils allocating some land for housing development (for example, a share of CIL receipts, and the potential to demonstrate a positive approach to planning at Examination) mean that there is a strong case nevertheless to allocate at least some land for housing, an approach encouraged by the emerging Local Plan (see Chapter 3 below), and by paragraph 69 of the NPPF.

The decision on how much land to allocate for housing development, and where in the parish to make those allocations, is for the Parish Council, supported as appropriate by South Oxfordshire District Council. However, those decisions will need to be informed by relevant evidence, including the technical evidence within this report and from other relevant sources, as well as the more political or opinion-based evidence from community consultation.

¹ Although the Basic Conditions of neighbourhood planning do not refer to the need for neighbourhood plans to be in conformity with emerging plans, it is sensible in practice for neighbourhood plans to seek to align with emerging plans to the maximum extent as well, because otherwise they can become out of date very quickly.

The approach to the site appraisal is based on the PPG, published in 2014 with ongoing updates. This guidance advises that the evidence supporting neighbourhood plans should be proportionate. However, while a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable for housing development.

The Neighbourhood Plan policies and allocations must be in accordance with national policy and the strategic policies and evidence base of the Local Plan.

Tables 1 and 2 in the main report set out a summary of the assessment findings. Site proformas for sites assessed in the greatest level of detail are provided in Appendix A.

In total, the site assessment analysed the potential for allocation of twenty-one sites. Of these twenty-one, nine could be discounted without detailed assessment due to their lack of conformity with relevant national and local policies on development. Of the remaining twelve sites that were assessed in greater detail, four were considered, to varying extents, suitable for allocation, and between them offer a capacity for **207** homes (195 of which would lie within a single site on the edge of Reading and the remaining twelve of which are at three sites within or adjoining Kidmore End village).

Of the twelve sites assessed in detail, eight (69, 71, 80, 1269, CFS1, CFS3, CFS9 and CFS10) were given red ratings (broadly, meaning they are not currently suitable for allocation), three (1056, CFS 4 and CFS6) were given amber ratings (broadly, meaning they may be suitable for allocation subject to the resolution or mitigation of constraints) and one (CFS8) was given a green rating (meaning it is considered broadly suitable for allocation subject to the mitigation or resolution of minor constraints). The findings of the detailed assessments are summarised in Table 2.

As part of the Parish Council's final site selection process, it is recommended that the Steering Group discusses site viability with South Oxfordshire District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an Affordable Housing Viability Assessment or Whole Plan Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan.

This site assessment has been among the most complex that AECOM has delivered to date through its Locality Neighbourhood Planning support contract, largely as a result of the spatial complexity of the parish, and, related to this, additional information requirements from South Oxfordshire District Council.

For this reason, it was determined that in order for this Site Assessment report to be completed, a separate Facilitation package was needed, whereby SODC were invited to clarify further to Kidmore End Parish Council their thinking and views on the specific complexities and issues of the parish that have been noted throughout this report.

The final draft of this report has been informed by the facilitation process. A separate Facilitation report covering the progress and outputs of this process was drafted and should be read alongside this site assessment report.

The site assessment was also complicated by the issue of defining what is or is not major development in Areas of Outstanding Natural Beauty (AONBs), which national policy indicates can only be determined by South Oxfordshire District Council rather than AECOM. As such, AECOM's conclusions on such sites should be regarded as provisional only. The full details of the complex implications and the consequent approach taken for this issue are set out in Chapter 3 of this report.

1. Introduction

Background

- 1.1 AECOM was commissioned to undertake an independent site assessment for Kidmore End Neighbourhood Plan on behalf of Kidmore End Parish Council (KEPC). The work was agreed with KEPC and the Ministry of Housing, Communities and Local Government (MHCLG) in July 2018.
- 1.2 Kidmore End is a small parish in South Oxfordshire District, lying north of Reading in Berkshire. Although the parish is centred on (and named after) the village of Kidmore End, it includes a number of other smaller outlying settlements, namely Cane End, Chalkhouse Green, Gallowstree Common and Tokers Green.
- 1.3 The spatially complex nature of the parish is reflected in the boundaries of the neighbourhood plan area, which covers most, though not all, of the parish. Its boundary was deliberately drawn to exclude land within the eastern part of the parish which may in future form a south-westward extension of Sonning Common, a large village just outside the parish boundary. The parish boundary and neighbourhood plan boundary are illustrated in Figure 1 below.
- 1.4 Almost all of the parish, excluding the southernmost part bordering the Reading suburb of Caversham, is within the Chilterns Area of Outstanding Natural Beauty (AONB), a designation which brings with it significant restrictions on development within it or within its setting (more details below). The village of Kidmore End and the smaller settlements of Cane End and Gallowstree Common lie within the AONB; the settlements of Chalkhouse Green and Tokers Green, as well as the countryside at the edge of Reading/Caversham, lie just outside it, but within its setting to varying extents.

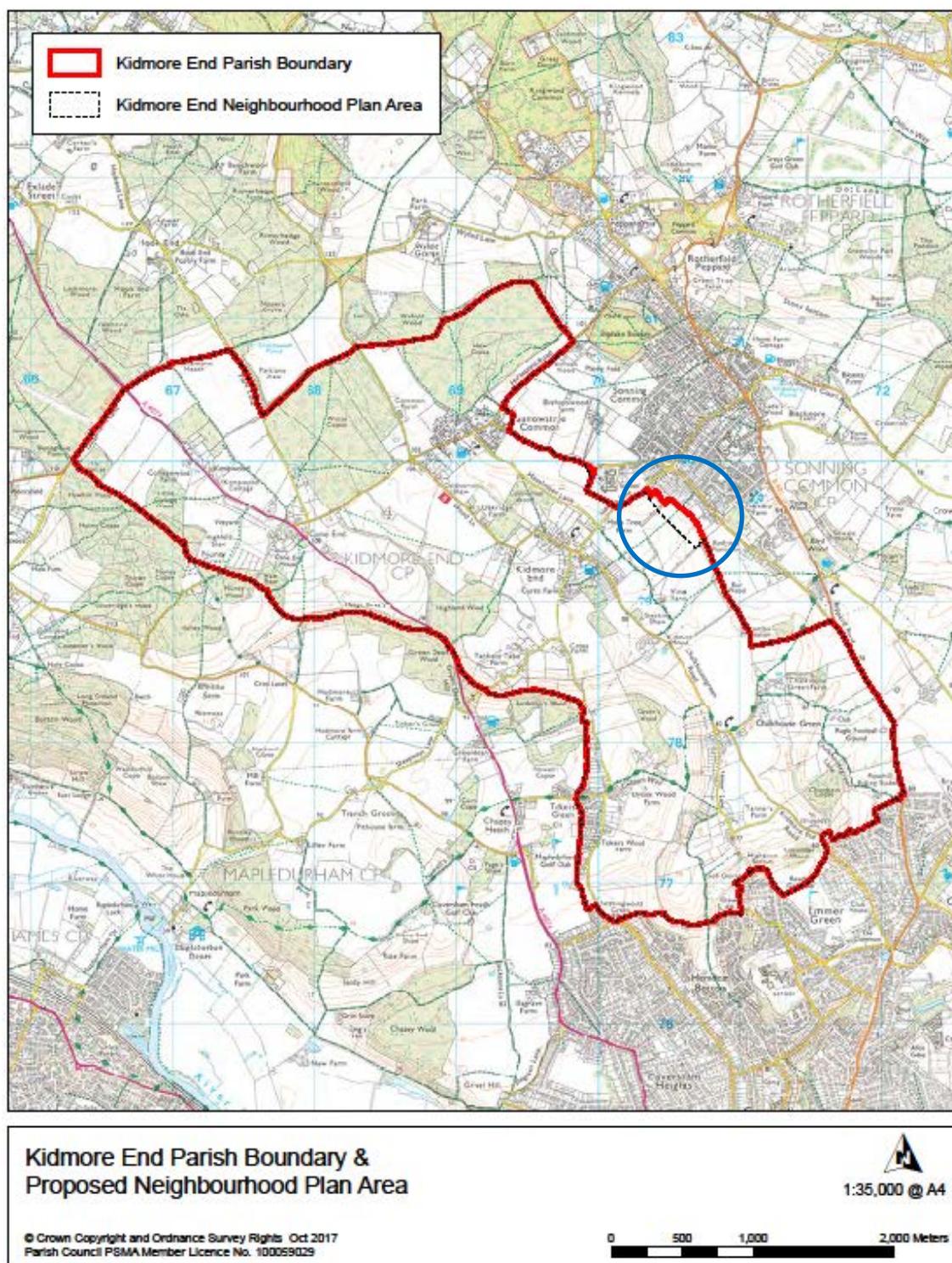


Figure 1: Kidmore End Parish Boundary and Neighbourhood Plan Area (area where boundaries differ highlighted by blue circle)

Source: South Oxfordshire District Council

- 1.5 The Neighbourhood Plan must be in conformity with the strategic policies of the adopted South Oxfordshire Core Strategy (SOCS)², but it also will have regard to the emerging South Oxfordshire Local Plan (SOLP)³. It is the intention of the Parish Council that the neighbourhood plan will include allocations for housing development, which will contribute to the housing allocation requirement of the emerging SOLP.

² <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/core-strategy/adopted-core-strategy>
³ <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/emerging-local-plan>

- 1.6 The purpose of this report is therefore to produce a clear assessment of the identified sites to advise which might be appropriate for allocation in the Plan, in particular whether they comply with the National Planning Policy Framework (NPPF)⁴, national Planning Practice Guidance (PPG)⁵ and the strategic policies of South Oxfordshire District Council's (SODC's) adopted and emerging Local Plans (details on the Local Plans appears in Chapter 3).
- 1.7 This will help KEPC to ensure that that the Neighbourhood Planning site selection process is robust and transparent and will meet the Basic Conditions considered by the Independent Examiner, as well as any potential challenges by developers, site promoters and/or other interested parties.

Housing requirement

- 1.8 The Site Assessment exercise is being progressed in the context of a housing requirement for the neighbourhood plan that has been provided to the Parish Council by SODC, in line with their emerging Local Plan.
- 1.9 SODC advised that the neighbourhood plan should look to provide a minimum of 5% of the number of dwellings within Kidmore End Parish as shown by the 2011 Census.
- 1.10 At the 2011 Census, Kidmore End Parish had 516 dwellings, and therefore the minimum housing requirement for the parish in the plan period (2011-2033) is 26 dwellings.
- 1.11 KEPC advises that as of October 2018, 27 dwellings have been completed and a further four committed (i.e. consented but not completed), meaning that 31 dwellings count towards the neighbourhood plan housing requirement and that therefore no new allocations are strictly necessary.
- 1.12 However, SODC advises, and AECOM agrees, that the benefits accruing to Parish Councils allocating some land for housing development (for example, a share of CIL receipts, and the potential to demonstrate a positive approach to planning at Examination) mean that there is a strong case nevertheless to allocate at least some land for housing, an approach encouraged by the emerging Local Plan (see Chapter 3 below), and by paragraph 69 of the NPPF.
- 1.13 The decision on how much land to allocate for housing development, and where in the parish to make those allocations, is for the Parish Council. However, that decision will need to be informed by relevant evidence, including the technical evidence within this report and from other relevant sources, as well as the more political or opinion-based evidence from community consultation.

⁴https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf

⁵<https://www.gov.uk/government/collections/planning-practice-guidance>

2. Methodology

- 2.1 The approach to the site appraisal is based on the PPG, published in 2014 with ongoing updates. This guidance advises that the evidence supporting neighbourhood plans should be proportionate. However, while a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable for housing development.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in Assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment.
- 2.4 Kidmore End village is the largest settlement within the parish and therefore relatively high up the settlement hierarchy in both the adopted and emerging South Oxfordshire Local Plans, where it is given the status of a 'smaller village'.
- 2.5 The parish contains a number of other settlements, some of which are named in the settlement hierarchy in either the adopted or the emerging Local Plans. Specifically, the adopted local plan names Gallowstree Common as a smaller village (i.e. having the same status in the settlement hierarchy as Kidmore End), although it is relegated to an 'other village' in the emerging Local Plan.
- 2.6 Meanwhile, Tokers Green is defined as an 'other village' in both the adopted and emerging Local Plan. The full policy implications of the varying positions of the villages and hamlets in the parish within the South Oxfordshire settlement hierarchy are set out in more detail in Chapter 3 below.
- 2.7 The picture is complicated yet further by the fact that it is possible to argue that national planning policy in terms of directing development to the most sustainable locations indicates that the theoretically most suitable place to develop in the parish (all other considerations being equal) might be at its southern edge, directly adjoining Reading/Caversham.
- 2.8 This is because development in this location could have the potential to form urban extension(s)⁶ to a much larger settlement offering a far wider range of services and facilities compared with Kidmore End or any other settlement in the parish. This point holds even allowing for the fact that Reading/Caversham is, of course, in a separate parish (and indeed, in a separate local authority) from Kidmore End.
- 2.9 It was therefore decided, in consultation with the group and with SODC, that this site assessment should cover all sites being promoted for development across the whole parish. This is for the following reasons:
- Firstly, it recognises the fact that the South Oxfordshire Strategic Housing and Economic Land Availability Assessment and the South Oxfordshire Housing and Economic Land Assessment⁷, which both assessed sites across the parish are incomplete at the time of writing (for further details, see assessments of individual sites below); as such, a parish-wide assessment is a vital opportunity to get a clearer picture of potential;

⁶ While there is no legal or government definition of what does or does not constitute an urban extension, the Planning Portal glossary (available at https://www.planningportal.co.uk/directory_record/565/urban_extension) defines an urban extension as 'the planned expansion of a city or town [that] can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities'. For the purposes of this assessment, sites have been defined as potential urban extensions if they consist of open land within Kidmore End Parish directly adjoining the Reading/Caversham urban area settlement boundary (itself contiguous with the southern boundary of the parish) on one or more sides.

⁷ In March 2017 South Oxfordshire published a HELAA (Housing and Economic Land Availability Assessment), and then in October 2017 a SHELAA (Strategic Housing and Economic Land Availability Assessment). For a full description of their roles and the relationship between the two studies, please refer to Chapter 3 below. The HELAA and SHELAA are both available at <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies>

- Secondly, it covers the eventuality that landowners or developers promoting land on the edge of Reading/Caversham could have a strong case in terms of national policy in arguing that developing land in this location would in principle be a more sustainable option than developing land at Kidmore End village; and
- Thirdly, it maximises certainty and clarity for SODC, the Parish Council and landowners, developers and promoters in terms of their sites' performance against relevant criteria derived from national and local planning policy, applied on a consistent, impartial basis across all sites.

2.10 On this basis, the final list of sites to be assessed comprises:

- Ten sites identified through the South Oxfordshire Housing and Economic Land Availability Assessment (HELAA), March 2017 and/or the South Oxfordshire Strategic Housing and Economic Land Availability Assessment (SHELAA) October 2017, numbered between 69 and 1269 as per their SHELAA designations; and
- An additional thirteen sites identified through the Neighbourhood Plan Call for Sites, numbered CFS (Call for Sites) numbers 1-13. However, two of these (CFS 2 and CFS13) are the same as SHELAA sites 834 and 71 respectively, giving a net total of eleven additional sites;

2.11 This gives a net total of twenty-one sites to be assessed.

Task 2: Development of Site Appraisal Pro-Forma

2.12 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. The pro-forma is based on the Government's National Planning Practice Guidance⁸, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁹ and professional knowledge, experience and judgement. The proforma assesses sites against the following criteria:

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield etc.);
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

Task 3: Assessment of Sites

2.13 Sites were assessed initially through a desktop process, relying on existing policy and evidence and using sources including Google Maps¹⁰, Google Streetview and Defra's MAGIC map¹¹. Sites that remained potentially suitable, available and achievable for development following the desktop assessment were considered to need full, detailed assessment. This was carried out using AECOM's site assessment proforma, backed up by site visits. The site visit allowed the assessor to consider aspects of the site assessment that would only be apparent from visual inspection. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood plan area.

⁸ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁹ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

¹⁰ Both Maps and Streetview available at <https://www.google.co.uk/maps>

¹¹ www.magic.gov.uk

2.14 Where a site had already been assessed through the SHELAA (both rejected and accepted sites), the SHELAA information, if consistent with national policy, was used to inform the judgement as to the site's suitability for allocation in the neighbourhood plan. Where SHELAA information was found to be inconsistent with or having not had appropriate regard to national (or local) policy, this was also stated.

Task 4: Consolidation of Results

2.15 Following the site visit, the report was updated to finalise the assessment and allow accurate comparison of all sites deemed suitable and available against national and local policy, thus ensuring the report could be usefully used to inform the Parish Council's final decisions on which site(s) to allocate or otherwise.

2.16 A 'traffic light' rating of all sites was given based on whether the site is considered an appropriate candidate for allocation in the Neighbourhood Plan. The traffic light rating indicates:

- 'green' for sites that show no or easily overcome constraints and thus could be appropriate as site allocations;
- 'amber' for sites which are potentially suitable if issues, e.g. medium-scale constraints¹², can be resolved; and
- 'red' for sites which are not currently suitable, either on the basis of national/local planning policy or on the basis of technical constraints that would be particularly difficult to overcome.

2.17 The judgement on each site has regard to the three planning 'tests' of whether a site is appropriate for allocation – i.e. that it is suitable, available and achievable.

2.18 The conclusions on the SHELAA sites are based on a combination of the SHELAA assessment, national and local planning policy, any new information available since the SHELAA, and observations through visiting the sites. Where the conclusions of the SHELAA are considered incorrect on the basis of these criteria, this site assessment has the potential to come to a conclusion differing from that of the SHELAA.

Indicative Housing Capacity

2.19 The approach to housing capacity is based on that of the SHELAA, including for non-SHELAA sites. This is 25 dwellings per hectare as a general rule, but with an assumption that sites of one hectare or smaller have a net developable area of 100%, 1-5 hectares 90%, 5-10 hectares 80% and 10 hectares and above 65%. This is considered appropriate and reasonable in the context of Kidmore End.

2.20 However, the Parish Council is, of course, free to determine its own approach to density should it choose to allocate any of the sites covered in this report, having regard to appropriate evidence at the time.

¹² The definition/extent of medium-scale constraints is a matter of judgement based on the evidence in this report and from other sources.

3. Policy and Evidence

- 3.1 The Neighbourhood Plan policies and allocations must be in accordance with national policy and the strategic policies and evidence base of the Local Plan.

Relevant National Policy

- 3.2 National planning policy is contained in both the NPPF and the PPG. Only those policies considered particularly relevant to Kidmore End are cited here, but this site assessment report has regard throughout to all aspects and elements of national planning policy as appropriate.

National policy on development within Areas of Outstanding Natural Beauty (AONBs) and their settings

- 3.3 The NPPF (paragraph 172) restricts major development within AONBs, and is backed up by paragraph 005 Reference ID: 8-005-20140306¹³ of the PPG. Footnote 55 of the NPPF, which applies to Paragraph 172, defines 'major development' for the purposes of development proposals in AONBs as 'a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated'. In the context of the Kidmore End Site Assessment, the 'decision maker' is South Oxfordshire District Council. The NPPF is silent on the implications of Footnote 55 for the approach to be taken by site assessments in assessing AONB sites.¹⁴

- 3.4 Additionally, development within the setting of an AONB must have regard to its impact on the AONB.¹⁵

- 3.5 Furthermore:

- The NPPF states that entry-level housing exception sites (i.e. sites that provide entry-level homes suitable for first time buyers or equivalent, for those looking to rent) should not be permitted in AONBs (footnote 34);
- Paragraph 172 of the NPPF also states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues; and
- Paragraph: 003 Reference ID: 8-003-20140306 of the PPG states that legislation¹⁶ requires that, *'in exercising or performing any functions in relation to, or affecting, land in Areas of Outstanding Natural Beauty, relevant authorities shall have regard to their purposes...[this] duty is relevant in considering development proposals that are situated outside Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of....these protected areas.'*

National policy on housing development in the countryside

- 3.6 The NPPF states (paragraph 79) planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

¹³ Available at <https://www.gov.uk/guidance/natural-environment>

¹⁴ As this site assessment report is part of the neighbourhood plan evidence base rather than a policy document, and as it comprises part of the plan-making process rather than of the development management process, it has not been drafted by 'decision makers' and therefore its approach to assessing the suitability or otherwise of sites affected by Paragraph 172 and Footnote 55 can only be provisional. The final judgement in this respect is subject to the decision-makers' view on what would or would not constitute major development in each case, having regard to the Footnote 55 criteria. Because the NPPF makes it clear that whether a planning application in an AONB is major development or otherwise is a matter of planning judgement for the decision-maker, in the absence of other guidance at the time of assessment, a common-sense but provisional approach has been used by AECOM; namely, that sites in the AONB larger than 10 dwellings or 0.5ha have the potential to be judged as major development. This assessment, which has been stated where it applies for the avoidance of doubt (see Tables 1 and 2), then triggers SODC, as the decision maker, to apply the NPPF requirements. It also, by implication, identifies where it may be prudent for the decision-maker to consider if exceptional circumstances exist.

¹⁵ Planning Practice Guidance Paragraph: 003 Reference ID: 8-003-20140306, at <https://www.gov.uk/guidance/natural-environment#landscape>

¹⁶ Section 11A(2) of the National Parks and Access to the Countryside Act 1949 and section 85 of the Countryside and Rights of Way Act 2000

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

National policy on local character, history and sense of place

- 3.7 Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments (*inter alia*):
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and
 - establish or maintain a strong sense of place.
- 3.8 Additionally, paragraph 170 of the NPPF requires planning policies and decisions to (*inter alia*) protect and enhance valued landscapes, and recognise the intrinsic character and beauty of the countryside.

National policy on ancient woodland

- 3.9 Policy 175 of the NPPF states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 3.10 Footnote 58 defines these exceptional reasons as being, for example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.
- 3.11 It is not considered that such exceptional reasons exist at Kidmore End for the purposes of this site assessment.

South Oxfordshire Local Plan Saved Policies (2011)¹⁷

- 3.12 Some policies from the South Oxfordshire Local Plan 2011 have been saved and so continue to apply. Those that are relevant for the purposes of the Kidmore End site assessment include:

G4- Development in the Countryside and On the Edge of Settlements, which states that the need to protect the countryside for its own sake is an important consideration when assessing proposals for development;

G5- Making the Best Use of Land, which states that in considering development proposals within the built-up areas of settlements the best use of land and buildings will be sought, in terms of the type and density of development, in order to reduce the need for development of greenfield sites or of sites in non-sustainable locations;

¹⁷ <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan/local-plan-2011>

C4- The Landscape Setting of Settlements, which states that development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered;

C6- Biodiversity Conservation, which states that in considering proposals for development, the maintenance and enhancement of the biodiversity resource of the district will be sought. Full account of the effects of development on wildlife will be taken. Where there is any significant loss in biodiversity as part of a proposed development, the creation and maintenance of new landscape features, habitats, habitat links and wildlife corridors of appropriate scale and kind will be required to ensure there is no net loss in biodiversity resources;

C7- Protection of Designated Sites, which states that development that is likely to adversely affect a Special Area of Conservation, National Nature Reserve or Site of Special Scientific Interest will not be permitted. On locally designated sites of nature conservation importance, development that would damage biodiversity interest will not be permitted unless the importance of the development outweighs the local value of the site and unless the loss can be mitigated;

C8- Species Protection, which states that development that would have an adverse effect on a site supporting a specially protected species will not be permitted, unless damage to the ecological interest can be prevented through the use of planning conditions or planning obligations;

C9- Landscape Features, which states that any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have important historical value; and

CON5- The Setting of Listed Buildings, which states that proposals for development which would adversely affect the setting of a listed building will be refused.

South Oxfordshire Core Strategy (December 2012)

- 3.13 The SOCS forms the central element of the adopted Local Plan covering Kidmore End Parish.
- 3.14 It classifies the settlements of Kidmore End and Gallowstree Common within the parish as Smaller Villages. Policy CSR1 states that Smaller Villages will have no housing allocations¹⁸ but that infill on sites of up to 0.2 hectares will be permitted, equivalent to 5-6 homes.
- 3.15 It classifies the parish settlements of Tokers Green and Cane End as Other Villages. According to Policy CSR1, Other Villages again have no housing allocations but infill on sites of up to 0.1 hectares is permitted, equivalent to 2-3 homes.
- 3.16 As it does not reference Chalkhouse Green, for the purposes of planning policy, this settlement is considered as part of the countryside.

South Oxfordshire Local Plan 2011-2033 (October 2017)

- 3.17 The emerging South Oxfordshire Local Plan (SOLP) sets out the vision and strategy for development in the District up to 2033. Within this document, the settlement of Kidmore End is again defined as a Smaller Village in the settlement hierarchy. Smaller Villages are defined as having 'a low level of services and facilities, where any development should be modest in scale and primarily be to meet local needs.'
- 3.18 Gallowstree Common and Tokers Green are both classed as 'Other villages'. Other villages are stated to lie 'at the bottom of the settlement hierarchy, being hamlets or very small settlements with very limited or no services....it is not generally expected that those settlements classified as "other villages" will be a significant source of housing supply, However, it is possible that

¹⁸ Note that the policy of smaller villages having no housing allocations will be superseded once the emerging Local Plan is adopted, as it does seek allocations for smaller villages (both through neighbourhood plans and otherwise).

some development proposals may come forward over the Plan period in these villages, such as single dwellings, infilling and conversions from other uses.

- 3.19 As the SOLP references neither Chalkhouse Green nor Cane End, for the purposes of planning policy, these settlements are considered as part of the countryside.
- 3.20 Therefore, for the purposes of Kidmore End Parish, the following SOLP policies and supporting text are of particular relevance:

STRAT1: The Overall Strategy

- 3.21 Proposals for development in South Oxfordshire will be assessed using national policy and guidance and the whole of the development plan and should be consistent with the overall strategy of:
- Supporting smaller and other villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services;
 - Protecting and enhancing the countryside and particularly those areas within the two AONBs by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment; and
 - Supporting and enhancing our historic environment.

H1: Delivering New Homes

- 3.22 Housing development (including general market housing and affordable housing – land use class C3 – and accommodation for older people – land use class C2 – where need is demonstrated) will be permitted...on sites that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed, applications will be considered against the housing targets for the settlement as identified in Policies H3 and H4 of this plan.
- 3.23 Housing development on other sites will only be permitted where:
- i) it is for affordable housing on a rural exception site in accordance with policy H12; or
 - ii) it is infilling within the existing built up areas of towns, larger, smaller and other villages as defined in the settlement hierarchy (shown in Appendix 7); or
 - iii) it is brought forward through a community right to build Order, or
 - iv) there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or
 - v) it is a proposal involving the sensitive, adaptive re-use of vacant or redundant building(s), provided that the building(s) in question are proven to not be in a viable use as required by other policies of this plan.
- 3.24 Housing development and conversions to housing will be permitted on previously-developed land in and adjacent to the existing built-up areas of towns and larger villages. In other locations, the potential to develop previously developed land will be balanced against other policies of the Development Plan, particularly with reference to safe and sustainable access to services and facilities.

H8: Housing in the Smaller Villages

- 3.25 A minimum of 500 new homes will be delivered in the 'smaller villages'. This will be achieved through Neighbourhood Development Plans, which allocate sites for at least a 5% increase in dwelling numbers above those recorded in the 2011 census.
- 3.26 In 'smaller villages' where there is no Neighbourhood Development Plan a 5-10% increase in dwelling numbers, above those recorded in the 2011 census, will be achieved through the development of suitable sites and through infill development.

H16: Infill Development

3.27 Proposals for housing on sites within the built-up areas of the towns and villages will be permitted provided that:

i) an important open space of public, environmental or ecological value is not lost, nor an important public view harmed;

ii) if the proposal constitutes back land development, it would not create problems of privacy and access and would not extend the built limits of the settlement; and

iii) it does not conflict with other policies in the Development plan. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location and this will be directed, in part, by the settlement hierarchy, as follows:

Settlement type	Infill limit
Smaller Villages	Sites of up to 0.2Ha (equivalent to 5-6 homes)
Other Villages	Sites of up to 0.1Ha (equivalent to 2-3 homes)

3.28 It is important to note that SODC has advised the Parish Council that, for the purposes of neighbourhood planning in South Oxfordshire, it is that considered there is no need for site allocations within a neighbourhood plan to have to conform with Policy H16.

3.29 To clarify, for the avoidance of doubt, Policy H16 is referenced here because it will still apply to new developments within the parish that are not allocated for development, but there is potential for site allocations, if supported by relevant evidence and in line with other key local and national policies, to exceed the minimum site size and capacity limits set by Policy H16.

ENV1: Landscape and countryside

3.30 The district's landscape, countryside and rural areas will be protected against inappropriate development and where possible enhanced.

3.31 Planning permission will only be granted for major development in the Chilterns and North Wessex Downs Areas of Outstanding Natural beauty (AONB) in exceptional circumstances and where it can be demonstrated to be in the public interest.

Paragraph 5.2

3.32 In addition to the policies referenced above, paragraph 5.2 of the emerging Local Plan is also highly relevant for Kidmore End Neighbourhood Plan. It states:

"There are a number of sources of housing supply which will ensure housing delivery across the plan period, and these include:

- Strategic allocations made in this plan
- Retained core strategy allocations
- Existing planning commitments
- Small scale (non-strategic sites) to be identified through Neighbourhood Development Plans or identified in this plan

3.33 This paragraph of the emerging Plan is important because it makes explicit the point covered in Chapter 2 above that strategic allocations or sites are not to be identified through the Kidmore End Neighbourhood Plan.

Reading Adopted and Emerging Local Plans¹⁹

- 3.34 No part of Kidmore End Parish is covered by the adopted or emerging Local Plans for Reading. However, there are nevertheless some designations and policies within them covering land at the urban fringe that borders Kidmore End Parish having relevance for the assessment of sites or land at its southern edge.
- 3.35 These designations include Major Landscape Features, which appear in both the adopted and the emerging Local Plans. There are three areas of Major Landscape Feature that directly adjoin Kidmore End Parish within the Reading Plans, and these are illustrated in Figure 4 below.

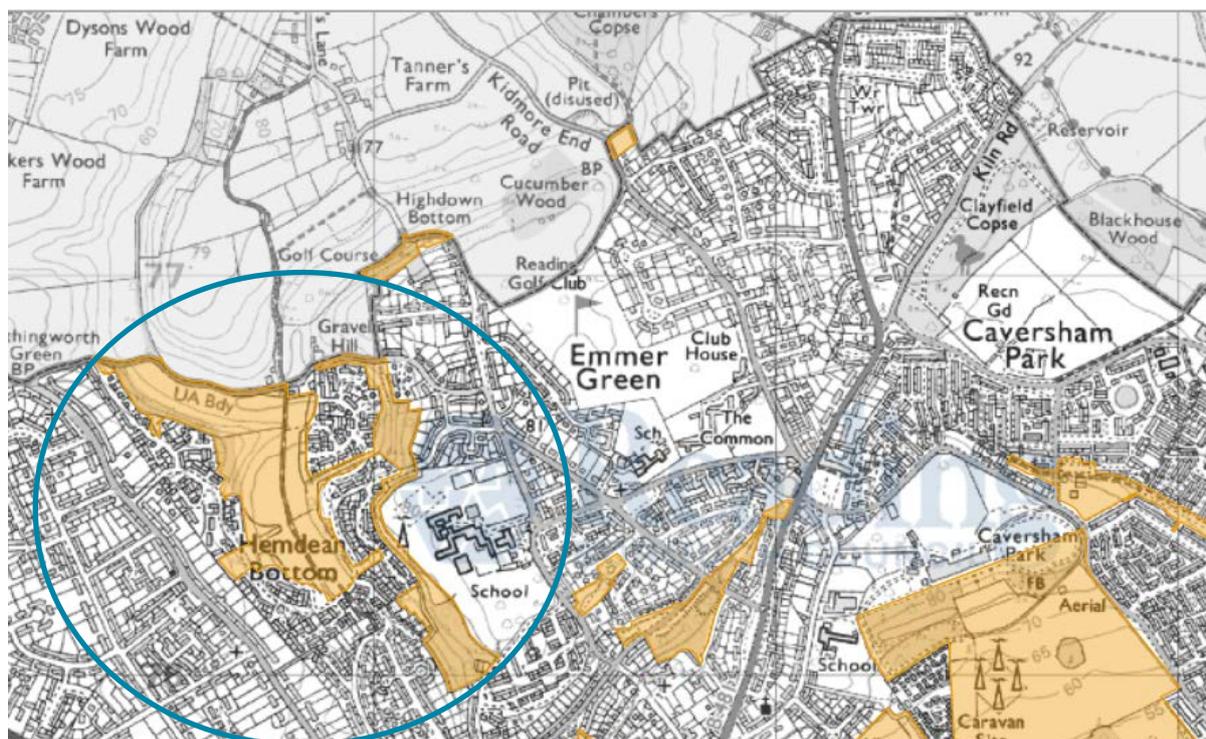


Figure 4: Extent and location of Major Landscape Feature designations (in orange) on the northern fringe of Reading/Caversham in the adopted and emerging Reading Local Plans. Orange land within blue circle is additionally designated as Local Green Space/Public Open Space.

Source: Reading Local Plan

- 3.36 Both the adopted and the emerging Reading Local Plan include policies addressing the impact of development on the Major Landscape Features. Policy CS37 of the adopted Local Plan states that planning permission will not be granted for any development that would detract from the character or appearance of areas designated as a Major Landscape Feature, and that these areas include the North Reading Dry Valleys (these include the three areas adjoining Kidmore End Parish illustrated in Figure 4).
- 3.37 Policy CS37 goes on to state that the extent to which new development prevents or lessens the visual impact on major landscape features and other landscape values is largely dependent on the location, design and scale of proposals.
- 3.38 Policy CS37, and the location and extent of the land that it protects, is effectively retained through Policy EN13 of the emerging Reading Local Plan.
- 3.39 Finally, Policy EN7 of the emerging Reading Local Plan (Local Green Space and Public Open Space) states that proposals that would erode the quality of local green spaces or public open spaces through insensitive adjacent development or jeopardise their use or enjoyment by the

¹⁹ Adopted Reading Local Plan available at: <http://www.reading.gov.uk/readingldf>. Emerging Reading Local Plan available at <http://www.reading.gov.uk/newlocalplan>.

public, will not be permitted. This is relevant because Bug's Bottom (Hemdean Bottom) is designated as one such space (EN7Ne); it comprises the orange land within the blue circle in Figure 4 above.

Chilterns AONB Management Plan 2014-2019

- 3.40 AONBs are managed, monitored and maintained through AONB Management Plans. Though AONB Management Plans are non-statutory, and thus carry a lesser degree of weight in the planning system than do statutory development plan documents, they are nevertheless material considerations for the purposes of planning decisions.
- 3.41 In particular, AONB Management Plans are helpful in providing further definition and detail of the settings of their relevant AONBs, which is particularly important given the lack of detail on AONB settings in national policy other than to mention that they exist and there is a statutory duty to have regard to the impact of development within them on the AONB concerned.
- 3.42 The Chilterns AONB Management Plan 2014-2019 seeks to conserve and enhance the natural beauty of the AONB by ensuring that the AONB setting is valued and protected by ensuring development adjacent to the AONB respects its national importance (Page 4).
- 3.43 It also states (page 22) that: 'the potential impact of development in the area surrounding the AONB needs to be given greater weight as inappropriate and poorly designed development can significantly affect the AONB and its enjoyment. This plan places considerable emphasis on the need to value the setting of the AONB as an integral part of the efforts to conserve the landscape of the AONB itself and should be reflected in neighbouring Local Plans.'
- 3.44 Policy L7 of the Management Plan states that 'The quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns.'
- 3.45 It notes that the Chilterns are surrounded by larger settlements including Reading, where the design and location of buildings need to be sensitive to the AONB, for example by not having excessively high or reflective roofs. The impact of development adjacent to the AONB will be significant in many ways including its visibility from many popular sites. It is important that appropriate landscape and visual assessments are undertaken'.
- 3.46 Policy D9 requires full account to be taken of the likely impacts of developments on the setting of the AONB. It notes that there is increasing pressure for both large- and small-scale development within the setting of the AONB, and calls for greater appreciation of the likely impacts of such development, particularly as the views both out of and back to the AONB are fundamental to the enjoyment of the AONB itself.
- 3.47 Policy D9 also calls for more account to be taken of such impacts, and to this end the AONB Board has prepared a position statement on the matter²⁰ and encourages the preparation of landscape and visual impact assessments where appropriate.

South Oxfordshire HELAA (March 2017)

- 3.48 As mentioned in the Methodology chapter above, in March 2017, South Oxfordshire commissioned a HELAA (Housing and Employment Land Availability Assessment). Landowners were invited to submit land they wished to promote for housing or employment development, and the HELAA assessed whether or not that land was suitable, available and achievable for development for those uses.
- 3.49 However, the HELAA took a 'policy off' approach, meaning that it did not assess sites in detail against national and local planning policy. This was deliberate, as it was published prior to South Oxfordshire's Second Preferred Options Local Plan document setting out the spatial strategy for housing growth across the District.

²⁰ Position Statement: Development Affecting the Setting of the Chilterns AONB, available at <https://www.chilternsaonb.org/position-statements>

- 3.50 For this reason, this assessment does not take into account the HELAA's assessment of suitability, availability and achievability, as it has now been superseded by that of the SHELAA (see below), and in any case, the conclusions of a 'policy-off' study are of significantly less relevance for this site assessment, which takes a 'policy-on' approach.

South Oxfordshire SHELAA (October 2017)

- 3.51 Subsequent to the publication of the Second Preferred Options Local Plan, the HELAA was revisited, this time as the SHELAA (Strategic Housing and Economic Land Availability Assessment), this time seeking to apply a 'policy on' approach taking into account to a greater extent the relationship of sites with existing settlements and having regard to the settlement hierarchy (as noted in SHELAA paragraph 1.3).
- 3.52 However, despite this stated approach, there remain some sites within Kidmore End Parish that have been deemed suitable, available and achievable by the SHELAA despite this judgement appearing to contradict the adopted Core Strategy Policy CSR1: Housing in Villages. In addition, as noted previously, some SHELAA judgements also appear not to align with relevant national policy. Where this is the case, it has been stated in the site-by-site assessment, with the reasons given in each case.
- 3.53 In some cases, this means that sites assessed as suitable, available and achievable in the SHELAA are in fact unsuitable when checked against national and/or local policy. For sites assessed in this report where this is the case, it has been stated for the avoidance of doubt. SODC have stated as of this writing that they are aware that the SHELAA requires updating and that a revised version will be published in early 2019 alongside the next iteration of the Local Plan.
- 3.54 The SHELAA references a total of eleven sites within Kidmore End Parish, but as noted previously, only ten are assessed in this Site Assessment report. The single site that was not assessed was number 212 (Land West of Tokers Green Lane, Chazey Heath) which the SHELAA itself finds not to be available for development and thus not achievable.

4. Site Assessment

Sites included in the Assessment

- 4.1 Figure 5 shows all twenty-one sites included in the assessment on a map and Table 1 is a summary of the assessment findings. Site proformas for sites assessed in the greatest level of detail are provided in Appendix A.

Desktop review of sites against national and local policy

- 4.2 As noted previously, the first step in the assessment was to perform a desktop assessment of all sites against relevant national and local policy. This had the effect of simultaneously correcting for the current inaccuracies of the SHELAA (as noted above) while at the same time reducing the pool of sites needing more detailed assessment through the site pro-formas and site visits (although sites rejected through the desktop review were nevertheless visited to check that the desktop conclusions were accurate, which in all cases, they were).
- 4.3 Table 1 (after Figure 5) sets out the results of the desktop review of all sites.

Figure 5: Map showing all sites included in Site Assessment report. Source: Google Earth



Table 1: Results of initial desktop assessment (i.e. 'sieving') of all sites

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM desktop assessment findings	Result of desktop assessment stage
69	n/a	Land at Dysons Farm, Dysons Wood, Tokers Green	1.49	SHELAA	Housing	Suitable, available and achievable for housing	No national or local policy constraints would preclude allocation; more detailed analysis is therefore required	Site passes desktop assessment and will be subject to detailed analysis
71	CFS 13	Land at Reading Golf Club	31.75	SHELAA	Housing	Suitable, available and achievable for housing	No national or local policy constraints would preclude allocation; more detailed analysis is therefore required	Site passes desktop assessment and will be subject to detailed analysis
80	n/a	Land north of Horsepond Rd, Gallowstree Common	3.03	SHELAA	Housing	Not suitable or achievable for housing	<p>SHELAA finding (which is that Gallowstree Common is only suitable for infill development, which this site is not) is superseded by SODC advice that infill policy does not apply to neighbourhood plan site allocations.</p> <p>Assessing entire site as suitable or otherwise would be to pre-empt the role of the decision-maker with respect to what constitutes major development in this AONB location; this latter point should also be referenced in the SHELAA.</p> <p>However, in the absence of other guidance, a provisional assessment has been made in line with Footnote 14 of this assessment that development not exceeding 0.49 hectares in scale has the potential to be consistent with national policy on development within AONBs, though the final decision in this regard is for SODC.</p>	Site passes desktop assessment subject to size reduction for reasons explained and will be subject to detailed analysis

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM desktop assessment findings	Result of desktop assessment stage
181	n/a	Cemetery, Kidmore End	0.57	SHELAA	Housing	Not suitable, available or achievable for housing	SHELAA states that site is village cemetery, and therefore not suitable for development; this is considered accurate.	Site rejected and therefore detailed assessment not required
834	CFS 2	Land north of Gravel Hill, Emmer Green	2.02	SHELAA and NP Call for Sites	Housing	Suitable, available and achievable for housing	A planning application (P18/S1522/O) ²¹ was refused during the drafting of the site assessment. Both South Oxfordshire District Council and Reading Borough Council agree that the site is unsuitable due to a lack of conformity with national and local policies, including in terms of (<i>inter alia</i>): junction visibility, road safety, lack of sustainable transport access, ecological impact and landscape character. Based on evidence from a site visit, AECOM considers this assessment to be accurate.	Site rejected and therefore detailed assessment not required
894	n/a	Land east of Kidmore End Road, Emmer Green	6.39	SHELAA	Housing	Not suitable, available or achievable for housing	Site is mainly ancient woodland, and in the open countryside away from existing settlements. The SHELAA finding is therefore considered accurate on the basis of two separate elements of national policy, as well as on emerging Local Plan policy STRAT 1.	Site rejected and therefore detailed assessment not required
970	n/a	Land south of A4074, Woodcote	28.79	SHELAA	Housing	Not suitable, available or achievable for housing	Site is in the open countryside away from existing settlements. The SHELAA finding is therefore considered accurate on the basis of national policy, as well as on emerging Local Plan policy STRAT 1.	Site rejected and therefore detailed assessment not required

²¹ For full details, see <http://www.southoxon.gov.uk/cem/support/Main.jsp?MODULE=ApplicationDetails&REF=P18/S1522/O>

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM desktop assessment findings	Result of desktop assessment stage
1017	n/a	Land east of Mappedurham Golf Course, Chazey Heath	1.80	SHELAA	Housing	Suitable, available and achievable ²² for housing	Because the site would connect Tokers Green to the edge of Reading/Caversham, the site is unsuitable on national policy requiring sympathy to local character and history (i.e. the character and history of Tokers Green as a free-standing settlement), and maintaining a sense of place (for the same reason). Finally, since SHELAA publication, a planning application (P17/SS2021/FUL) ²³ has been refused by SODC on the grounds that the site is not suitable for development. As such, subject to a forthcoming appeal by the site promoter, the SHELAA assessment has been deemed incorrect by SODC. AECOM agrees that the site is not suitable for development.	Site rejected and therefore detailed assessment not required
1056	n/a	Palmers Riding Stables, Emmer Green	26.15	SHELAA	Housing	Suitable, available and achievable for housing	No absolute national or local policy constraints preclude allocation; the SHELAA assessment may or may not be correct, subject to detailed analysis.	Site passes desktop assessment and will be subject to detailed analysis
1269	n/a	Land east of Tokers Green Lane	6.60	SHELAA	Housing	Suitable, available and achievable for housing	While in a sensitive location in terms of landscape designations and impact on local character and history, no absolute national or local policy constraints preclude allocation; the SHELAA assessment may or may not be correct, subject to detailed analysis.	Site passes desktop assessment and will be subject to detailed analysis

²² Despite the site being considered suitable, available and achievable for development, the SHELAA notes that the conclusion is not in accordance with the spatial strategy but that this recognises the site's proximity to the built area of Reading. This qualification does not change AECOM's assessment that the SHELAA is incorrect in considering the site suitable for housing.

²³ For full details, see <http://www.southoxon.gov.uk/cem/support/Main.jsp?MODULE=ApplicationDetails&REF=P17/SS2021/FUL>. The refusal is the subject of an appeal at the time of writing; for details see <http://www.southoxon.gov.uk/cem/planning/ApplicationDetails.jsp?REF=P17/SS2021/FUL>.

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM desktop assessment findings	Result of desktop assessment stage
n/a	CFS 1	Land west of Chambers Copse, Kidmore End Road	4.68	NP Call for Sites	Housing	n/a	While a sensitive location in terms of landscape designations and impact on local character and history, no absolute national or local policy constraints would preclude allocation; more detailed analysis is required.	Site passes desktop assessment and will be subject to detailed analysis
n/a	CFS 3	Land at Oldfield House, Gallowstree Common	0.47	NP Call for Sites	Housing	n/a	No absolute national or local policy constraints would preclude allocation; more detailed analysis is required	Site passes desktop assessment and will be subject to detailed analysis
n/a	CFS 4	Land at Old Farmyard, Kidmore End	0.37	NP Call for Sites	Housing	n/a	No absolute national or local policy constraints would preclude allocation; more detailed analysis is required	Site passes desktop assessment and will be subject to detailed analysis
n/a	CFS 5	Land at Kidmore End Road, Emmer Green	2.1	NP Call for Sites	Housing	n/a	Site is away from existing settlements; therefore not suitable for development on the basis of national policy, as well as on emerging Local Plan policy STRAT 1.	Site rejected and therefore detailed assessment not required
n/a	CFS 6	Trees, Wood Lane, Kidmore End	0.2	NP Call for Sites	Housing	n/a	No national or local policy constraints would preclude allocation; more detailed analysis is therefore required	Site passes desktop assessment and will be subject to detailed analysis
n/a	CFS 7	Land north of Bardolph's Wood, Tokers Green Lane	3.3	NP Call for Sites	Housing	n/a	Site is away from existing settlements, and over 0.5 hectares within AONB, therefore not suitable for development on the basis of two separate elements of national policy, as well as on emerging Local Plan policy STRAT 1.	Site rejected and therefore detailed assessment not required

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM desktop assessment findings	Result of desktop assessment stage
n/a	CFS 8	Land at Curtis Farm, Kidmore End	0.49 ²⁴	NP Call for Sites	Housing	n/a	While in a sensitive location in terms of landscape quality, no national or local policy constraints would preclude allocation; more detailed analysis is therefore required. In the absence of other guidance, a provisional assessment has been made in line with Footnote 14 of this assessment that development not exceeding 0.49 hectares in scale has the potential to be consistent with national policy on development within AONBs, though the final decision in this regard is for SODC.	Site passes desktop assessment and will be subject to detailed analysis
n/a	CFS 9	Land south of Horsepond Road, Gallowstreet Common	0.4	NP Call for Sites	Housing	n/a	No absolute national or local policy constraints would preclude allocation; more detailed analysis is required	Site passes desktop assessment and will be subject to detailed analysis
n/a	CFS 10	Land off Coopers Pightle, Kidmore End	0.49 ²⁵	NP Call for Sites	Housing	n/a	Assessing entire site as suitable or otherwise would be to pre-empt the role of the decision-maker with respect to what constitutes major development in this AONB location. However, in the absence of other guidance, a provisional assessment has been made in line with Footnote 14 of this assessment that development not exceeding 0.49 hectares in scale has the potential to be consistent with national policy on development within AONBs, though the final decision in this regard is for SODC.	Site passes desktop assessment subject to size reduction for reasons explained and will be subject to detailed analysis

²⁴ Reduced from larger site (of flexible area) originally submitted. To understand why the site size reduction has been applied, please refer to Footnote 14 of this assessment.

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM desktop assessment findings	Result of desktop assessment stage
n/a	CFS 11	Land between Tanners Lane and Kidmore End Road	4.4	NP Call for Sites	Housing	n/a	Site is away from existing settlements; therefore not suitable for development on the basis of national policy, as well as on emerging Local Plan policy STRAT 1.	Site rejected and therefore detailed assessment not required
n/a	CFS 12	Land north of Tanners Farm	5.76	NP Call for Sites	Housing	n/a	Site is away from existing settlements for planning purposes ²⁶ ; therefore not suitable for development on the basis of national policy, as well as on emerging Local Plan policy STRAT 1.	Site rejected and therefore detailed assessment not required

²⁵ Reduced from site size of 1.54 hectares as originally submitted. To understand why the site size reduction has been applied, please refer to Footnote 14 of this assessment.

²⁶ Although the site adjoins the settlement edge of Chalkhouse Green, for the purposes of planning, development proposals adjoining or within Chalkhouse Green have the same status as development proposals in the open countryside in both the adopted and the emerging South Oxfordshire Local Plans.

Findings of the desktop assessment

- 4.4 Table 1 shows that of the twenty-one sites assessed, the desktop assessment concludes that nine of them (namely 181, 834/CFS2, 894, 970, 1017, CFS5, CFS7, CFS11 and CFS12) are not suitable for allocation.
- 4.5 As the scope of this report is only to consider the suitability of sites for allocation rather than suitability for development, these sites will not be assessed further, even though, as the Parish Council was advised by SODC during the preparation of this report, there is still the theoretical potential for them to be deemed suitable for development²⁷ now or in the future. Once the Neighbourhood Plan is 'made' or adopted, any planning applications on these sites will, of course, be determined against relevant neighbourhood plan policies.
- 4.6 Additionally, if dwellings are completed on these sites during the neighbourhood plan period, they will count towards the overall Neighbourhood Plan housing requirement, in the same way as all other housing completions across the Plan area have since 2011, in line with national neighbourhood planning guidance.
- 4.7 Twelve sites therefore remain that have been found to have no absolute constraint to allocation at a strategic level of analysis and thus require more detailed analysis to determine their final assessment of suitability for allocation.
- 4.8 Of these twelve sites, two (80 and CFS10) have the potential to be suitable for allocation if they are reduced in size to less than 0.5 hectares in line with national policy guidelines on development in AONBs. The remaining ten (69, 71/CFS13, 1056, 1269, CFS1, CFS3, CFS4, CFS6, CFS8, CFS9) have the potential to be suitable for allocation in the form they were submitted to the SHELAA or the Call for Sites and thus require more detailed assessment.
- 4.9 The twelve sites requiring further detailed assessment of their appropriateness or otherwise for allocation have been assessed through the pro-formas in Appendix A, and a conclusion reached for each.

²⁷ Subject to any other relevant site-specific considerations outside the scope of this Site Assessment report.

5. Conclusions

Findings of the detailed assessment

- 5.1 As explained in Chapter 4 above, following the desktop assessment, twelve sites were subject to detailed assessment of their suitability for development through the pro-formas that appear in Appendix 1.
- 5.2 The conclusion of the pro-forma assessment is that four of the twelve sites are, to varying extents, suitable for allocation, and between them offer a capacity for **207** homes (195 of which would lie within a single site on the edge of Reading and the remaining twelve of which are at three sites within or adjoining Kidmore End village).
- 5.3 Of the twelve sites, eight (69, 71, 80, 1269, CFS1, CFS3, CFS9 and CFS10) were given red ratings, three (1056, CFS 4 and CFS6) were given amber ratings and one (CFS8) was given a green rating. The findings of the detailed assessments are summarised in Table 2 below.

Viability

- 5.4 As part of the Parish Council's final site selection process, it is recommended that the Steering Group discusses site viability with South Oxfordshire District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an Affordable Housing Viability Assessment or Whole Plan Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan.
- 5.5 This can be done by 'matching' site typologies used in existing reports with sites proposed by the Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Link to facilitation process

- 5.6 This site assessment has been among the most complex that AECOM has delivered to date through the Locality Neighbourhood Planning support contract, largely as a result of the spatial complexity of the parish, and, related to this, additional information requirements from South Oxfordshire District Council.
- 5.7 For this reason, it was determined that in order for this Site Assessment report to be completed, a separate Facilitation package was needed, whereby SODC were invited to clarify further to Kidmore End Parish Council their thinking and views on the specific complexities and issues of the parish that have been noted throughout this report.
- 5.8 The final draft of this report has been informed by the facilitation process. A separate Facilitation report covering the progress and outputs of this process was drafted and should be read alongside this site assessment report.

Next steps

- 5.9 This report is intended to be used by KEPC to guide decision making on site selection and to use as evidence to support site allocations in the NP. It indicates that sufficient suitable and available land exists within Kidmore End village for the allocation of up to 207 homes, which would significantly exceed the minimum housing requirement for the parish, thus enabling choices to be made by the Parish Council as to which sites to allocate.
- 5.10 It is strongly advised that KEPC discuss potential site allocations with SODC and also with Oxfordshire County Council (in its capacity as the Highways authority) in order to establish whether site(s) eventually proposed for allocation would be acceptable for development, having appropriate regard to the potential cumulative impacts of allocating multiple sites for development.

- 5.11 KEPC may also choose to apply for masterplanning technical support from Locality for site(s) proposed for development. This would ensure that the policies included in the NP as part of the site allocation would maximise opportunities for integrating sites with their local context and minimising any negative impacts.
- 5.12 In some cases, the site assessment report has indicated the potential for neighbourhood plan policies that would have the benefit of clarifying policy in certain locations where it is otherwise not fully clear at present. Discussions with the Parish Council suggest that this is particularly the case for the southern part of the parish, outside the AONB but potentially within its setting, and where development proposals have the potential to form urban extensions to Reading/Caversham.
- 5.13 Here, a new policy building on (but not restating) policy CSEN1 Landscape of the adopted SODC Local Plan may be useful, not only based on the specific local landscape context and the development considerations that apply within it, but also allowing for the fact that at the time of writing, there is no mention of the setting of the Chilterns AONB in the emerging Local Plan.²⁸
- 5.14 Such a policy would be more usefully named and formulated as an 'AONB Fringe' policy rather than an 'AONB Setting' policy, as whether or not land close to an AONB is within or outside its setting is a site-specific judgement of fact and degree. The policy, which should reference national policy on AONB settings, could also usefully draw on the Chilterns AONB Management Plan, as there is much more detail within it on this issue than in either the adopted or the emerging Local Plans (but having regard to the fact that, unlike the Local Plans, it is a non-statutory document).

²⁸ Policy ENV1: Landscape and Countryside would be the most logical place for this to be added. However, even if in future the emerging Local Plan is amended so that the setting of the Chilterns AONB is referenced, there remains a case for a neighbourhood plan policy to add greater specificity in this location.

Table 2: Findings of the detailed assessment of all sites

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/Green rating
69	n/a	Land at Dysons Farm, Dysons Wood, Kidmore End	1.49	SHELAA	Housing	Suitable, available and achievable for housing	<ul style="list-style-type: none"> The site is only around 100 metres south of the boundary of Chilterns AONB and as such there is a high probability that development in this location would be considered to be within its setting. However, this is not considered an absolute constraint to development. The site is very likely within the setting of a Grade II listed house and this would form a constraint that would need to be mitigated, though not an absolute constraint Site consists entirely of Grade 2 agricultural land, so development would entail loss; given that other sites are available that lack this constraint, national policy would resist allocation and this is considered a significant constraint The site is well outside walking distance of services and facilities and would tend to promote unsustainable modes of transport- this is considered a significant constraint; both absolute and relative to many other sites. In summary, it is the lack of potential for sustainable transport and the Grade 2 agricultural land that combine to make this site unsuitable for allocation. 	n/a	

²⁹ In line with Indicative Dwelling Capacity sub-section of Chapter 2 above

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/Green rating
71	CFS 13	Land at Reading Golf Club	31.75	SHELAA	Housing	Suitable, available and achievable for housing	<ul style="list-style-type: none"> Any development on the site would have to minimise impact on ancient woodland at Cucurber Wood; this is not, however, considered an absolute constraint to development across the rest of the site However, policy and evidence suggest the surrounding landscape is sensitive to development, both in terms of its intrinsic character (including dry valleys) and the setting of the Chilterns AONB This suggests that development on a site of this scale in this location would have a significant landscape and visual impact Multiple group Tree Preservation Orders (TPOs) across the site, which form a significant spatial constraint to any development Additionally, strong evidence suggests that the site is not in a location easily accessible by sustainable modes of transport, both in absolute terms and relative to other sites being assessed In combination, therefore, it is considered that the extent of TPOs, landscape and visual impacts and a lack of accessibility by sustainable transport modes combines to make this site unsuitable for allocation 	n/a	

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/Green rating
80	n/a	Land north of Horsepond Rd, Gallowstree Common	0.49 ³⁰	SHELAA	Housing	Not suitable or achievable for housing	<ul style="list-style-type: none"> The site performs relatively well in terms of site-specific criteria including relationship to existing settlement and visual impact However, the distance of the site from key services and facilities means it performs poorly in terms of access by sustainable modes of transport, and would have significant potential to encourage car movements This would make the site's impact on the tranquillity and rural nature of the AONB significant, in other words greater than that suggested by site-specific or landscape considerations alone It performs poorly enough on this criterion in both absolute terms and relative to other sites to merit a judgement that it is not currently suitable for allocation 	n/a	

³⁰ Reduced from size of 3.1 hectares as originally submitted. To understand why the site size reduction has been applied, please refer to Footnote 14 of this assessment.

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/Green rating
1056	n/a	Palmers Riding Stables, Emmer Green	26.15	SHELAA	Housing	Suitable, available and achievable for housing	<ul style="list-style-type: none"> The site is less constrained than others along the northern edge of Reading; it is flatter, less visually prominent and development would have less impact on local landscape character However, this does not mean it is entirely free of landscape constraints; the site effectively divides into three fields, south to north, and only the southern and central fields are considered potentially suitable for development- and development of this smaller part would still have some landscape and visual impact The northern field extends to a much greater extent into open countryside, adjoins ancient woodland and is the closest part of the site to the Chilterns AONB boundary; development here would have a much greater impact on existing rural character and would be less appropriate in this sense As well as landscape and ecological constraints, development of northern field would also increase the perception of coalescence between Reading and Sonning Common along Peppard Road While the site, like others on the northern edge of Reading, is distant from services and facilities, it is also, unlike those other sites, along a main bus route, which increases its sustainability; the scale of the development may also allow for appropriate contributions to be made to improving the quality of the public transport network Development could result in the loss of a community facility for recreation, but potential for it to be retained on the northern part of the site On balance, therefore, while the site has a number of constraints, there could be potential for some sensitive development on its southern and central fields, ideally with retention/provision of the existing riding stables; development would also have to demonstrate commitment to the bus route and mitigate landscape and visual impacts. 	195 (southern and central fields only)	

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/Green rating
1269	n/a	Land east of Tokers Green Lane	6.60	SHELAA	Housing	Suitable, available and achievable for housing	<ul style="list-style-type: none"> On its western side, the site would contribute to perceived (if not actual) coalescence between Reading/Caversham and Tokers Green, which would be contrary to national policy The west of the site comprises best and most valuable agricultural land (Grade 2); national policy seeks to minimise its loss if alternative sites are available The east of the site would not be suitable for development in landscape terms as it comprises a dry chalk valley, protected by both South Oxfordshire and adjacent Reading policy; Reading policy also resists impacts on an adjacent public open space The whole site has the potential (subject to detailed assessment of landscape and visual impact) to lie within the setting of an AONB The site is distant from local services and facilities, and its development would likely encourage car travel rather than pedestrian or cycle movements Development of the site in part or in whole would need significant upgrade of Tokers Green Lane which would itself have an impact on the setting of the AONB The site is not suitable for allocation due to this range of small constraints (rather than one large one), with the cumulative effect that the site is not suitable for development 	n/a	

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/Green rating
n/a	CFS 1	Land west of Chambers Copse, Kidmore End Road	4.68	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none"> The site would form a ribbon of urban development surrounded on three sides by open countryside The south side of the site would impact on an area protected from the impacts of neighbouring development by the North Reading Dry Valleys designation in the adopted and emerging Reading Local Plans The east side of the site would impact on a dry valley adjacent to ancient woodland; likely contrary to South Oxfordshire Saved Policy C9 The development would be permanently separated from the built edge of Reading/Caversham by a small area of open land protected by Reading policy CS37 The site has the potential to impact on the setting of the Chilterns AONB The site is a kilometre or more from the nearest services and facilities and thus has the potential to encourage car travel at the expense of cycling or walking 	n/a	

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/Green rating
n/a	CFS3	Land opposite Oldfield House, Gallowstreet Common	0.47	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none"> While the site has recently been considered too sensitive for development in landscape terms due to AONB impacts by two separate inspectors, in a context where SODC and KEPC both accept the principle of limited development within the AONB for the purposes of neighbourhood planning, these judgements carry less weight; nevertheless they are a consideration However, distance to services and facilities is considered significant; it performs poorly in terms of access by sustainable modes of transport, and would have significant potential to encourage car movements This would increase the site's impact on the tranquility and rural nature of the AONB It performs poorly enough on these criteria both in absolute terms and relative to other sites to merit a judgement that it is not currently suitable for allocation 	n/a	
n/a	CFS4	Land at Old Farmyard, Kidmore End	0.37	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none"> Site is easily accessible and within very easy walking and cycling distance of a (limited) range of services and facilities at Kidmore End village centre Site would have minimal landscape impact, has no community value and no Tree Preservation Orders Some or all of the site is within the setting of Grade II listed Pond House. While this is not an absolute constraint to development, it would require mitigation measures including sensitive design and/or potential reduction in dwelling numbers, subject to more detailed masterplanning assessment 	5	

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/ Green rating
n/a	CFS 6	Trees, Wood Lane, Kidmore End	0.2	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none"> The site is well-located in terms of access to services and facilities at Kidmore End village The site has minimal landscape and visual impacts as it is a back garden screened by trees The site has no value as agricultural or community land However, in order to minimise constraints further, further details of proposed access would be required; once this is provided and deemed deliverable, site has potential to be rated green rather than amber 	2	
n/a	CFS8	Land at Curtis Farm, Kidmore End	0.49 ³¹	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none"> The site is located within easy walking and cycling distance of (limited) services and facilities in Kidmore End village centre What would otherwise be a potential problem of defensible boundaries on the west and south of the site is easier to resolve given the provisional approach to site size for sites within AONBs; however, the final decision on site suitability or otherwise in this regard is for SODC, in line with Footnote 14 of this assessment The site adjoins existing development on its northern and eastern sides and as such forms a logical extension to the village Though at the edge of the village, the two factors above combine to make the visual and landscape impacts on the AONB less significant 	5	

³¹ Reduced from larger site (of flexible area) originally submitted. To understand why the site size reduction has been applied, please refer to Footnote 14 of this assessment.

SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity ²⁹	Red/Amber/Green rating
n/a	CFS9	Land south of Horsepond Road, Gallowstree Common	0.4	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none"> The site is dense woodland, highly visible from Horsepond Road, and thus makes a significant contribution in landscape and amenity terms to the Chilterns AONB and the rural setting of Gallowstree Common The distance of the site from key services and facilities means it performs poorly in terms of access by sustainable modes of transport, and would have significant potential to encourage car movements This would make the site's impact on the tranquility and rural nature of the AONB significant The combination of landscape/visual and amenity impact, as well as the site's distance from services and facilities and consequent impacts on the tranquility and character of the AONB from increasing car movements, mean it is considered not currently suitable for allocation 	n/a	
n/a	CFS10	Land off Coopers Pightle, Kidmore End	0.49 ³²	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none"> The site is well-located for (limited) services and facilities at Kidmore End. However, the site comprises woodland and is entirely covered by a group Tree Preservation Order. This is considered an absolute constraint to all or even some of the site being developed. There are other significant constraints associated with the site's character as woodland, including significant loss of visual amenity if developed, landscape contribution it makes to the AONB, and the ecological impact of development, including the potential for protected species to be affected. As such, the site is not suitable for development or allocation. 	n/a	

²⁹ Reduced from site size of 1.54 hectares as originally submitted. To understand why the site size reduction has been applied, please refer to Footnote 14 of this assessment.

Appendix A Site Assessment Proformas

Site Assessment Proforma

General information

Site Reference / name	69
Site Address (or brief description of broad location)	Land at Dysons Farm, Dysons Wood, Kidmore End
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.49
SHLAA site reference (if applicable)	69
Method of site identification (e.g. proposed by landowner etc.)	SHELAA

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No previous planning applications for housing development on the site			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	The site is not currently publicly accessible but there is potential for a new access to be created from Tokers Green Lane
Is the site accessible? Provide details of site's connectivity	Site would be accessible to Tokers Green if accessed from Tokers Green Lane

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>The site is only around 100 metres south of the boundary of Chilterns AONB and as such there is a high probability that development in this location would be considered to be within its setting.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>Medium sensitivity</p>	<p>Medium sensitivity; although the site is well-screened by trees and is surrounded by existing development on three sites, it is likely within the visual setting of the AONB</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Yes</p>	<p>Natural England's Agricultural Land Classification map indicates that site consists entirely of Grade 2 agricultural land, so development would entail loss</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Potential for impact	The site directly adjoins (to its south) the Grade II listed The Well House, with limited intervening vegetation increasing intervisibility. As such, the site is very likely within its setting and this would form a constraint that would need to be mitigated.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	Poorly located	The nearest large cluster of such amenities to the site would be in Caversham town centre, given the lack of such facilities in Tokers Green. Caversham town centre is approximately 3 kilometres away by the most direct walking, cycling or driving route. There is a much smaller cluster of services and facilities at Kidmore End, but still around 1.9km away.

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Some		Detailed ecological survey recommended as part of any planning application
Public Right of Way	None		
Existing social or community value (provide details)	Some		Will have some visual and amenity value as open, undeveloped land
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is only around 100 metres south of the boundary of Chilterns AONB and as such there is a high probability that development in this location would be considered to be within its setting. However, this is not considered an absolute constraint to development. • The site is very likely within the setting of a Grade II listed house setting and this would form a constraint that would need to be mitigated, though not an absolute constraint • Site consists entirely of Grade 2 agricultural land, so development would entail loss; given that other sites are available that lack this constraint, national policy would resist allocation and this is considered a significant constraint • The site is well outside walking distance of services and facilities and would tend to promote unsustainable modes of transport- this is considered a significant constraint, both absolute and relative to many other sites. • In summary, it is the lack of potential for sustainable transport and the Grade 2 agricultural land that combine to make this site unsuitable for allocation.

Site Assessment Proforma

General information

Site Reference / name	71
Site Address (or brief description of broad location)	Land at Reading Golf Club
Current use	Recreational
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	31.75
SHLAA site reference (if applicable)	71
Method of site identification (e.g. proposed by landowner etc.)	SHELAA and also submitted to Call for Sites (CFS 13)

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No previous applications for housing development			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	Yes, the site is currently accessible from Kidmore End Road
Is the site accessible? Provide details of site's connectivity	The site is accessible from/connected to residential areas in Caversham/Reading

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Though not directly adjoining the Chilterns AONB, by virtue of the nearby landscape and the scale of the site, it is very likely prominent in its setting.</p> <p>Cucumber Wood, in the middle of the site, is ancient woodland and would have to remain undeveloped, with a suitable buffer of 10-20 metres between it and any new development; development would nevertheless have some impact on it</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application; scale of site and presence of ancient woodland increases potential for protected species to be present</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>High</p>	<p>Although the surrounding landscape is not within the Chilterns AONB, it is within its setting.</p> <p>Local policy and evidence (for example, Reading policy on dry valleys, and the landscape reasons for refusing the immediately adjacent site 834/CFS2) indicate that the surrounding landscape is sensitive to development.</p> <p>The very large scale of the site for the local context combines with the evidence above to indicate that development would have a relatively high landscape and visual impact.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Potential for loss</p>	<p>Natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Poorly located</p>	<p>The nearest services and facilities to the site would be at Emmer Green, approximately 1.4 kilometres away from the centre of the site by the most direct walking, cycling or driving route. It is noted that one of the reasons for refusal of development of the adjacent site 834/CFS2 was lack of sustainable transport access, and this is considered highly relevant for this site as well.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	Substantial	The vast majority of the site is covered by multiple TPOs. This is a significant spatial constraint.	
What impact would development have on the site's habitats and biodiversity?	Some	Detailed ecological survey recommended as part of any planning application; scale of site and presence of ancient woodland suggests significant effect possible	
Public Right of Way	None		
Existing social or community value (provide details)	Some	Has some social and community value as a private golf course, and visually as largely undeveloped land	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Rolling slopes
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No ³³

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

³³ The settlement in question being Reading/Caversham and not Kidmore End

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Any development on the site would have to minimise impact on ancient woodland at Cucumber Wood; this is not, however, considered an absolute constraint to development across the rest of the site • However, there are multiple group TPOs across the site, which form a significant spatial constraint to any development • Policy and evidence suggest the surrounding landscape is sensitive to development, both in terms of its intrinsic character (including dry valleys) and the setting of the Chilterns AONB • This suggests that development on a site of this scale in this location would have a significant landscape and visual impact • Additionally, strong evidence suggests that the site is not in a location easily accessible by sustainable modes of transport, both in absolute terms and relative to other sites being assessed • In combination, therefore, it is considered that significant TPOs, landscape and visual impacts and a lack of accessibility by sustainable transport modes combines to make this site unsuitable for allocation

Site Assessment Proforma

General information

Site Reference / name	80
Site Address (or brief description of broad location)	Land north of Horsepond Rd, Gallowstree Common
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.49 ³⁴ (reduced from submitted site size of 3.03 hectares). In line with the NPPF approach of seeking to avoid isolated homes in the countryside, and to ensure development is accessible from the existing road network, the area being assessed comprises the southern strip of the site as an extension of existing houses along Horsepond Road to the east of the site, with the northern boundary extending no further north than those of the existing houses)
SHLAA site reference (if applicable)	80
Method of site identification (e.g. proposed by landowner etc.)	SHELAA

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No previous applications for housing development			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	While there is no access onto the site at present, it would be easy for access to be provided from Horsepond Road
Is the site accessible? Provide details of site's connectivity	Site is accessible to rest of Gallowstree Common

³⁴ Refer to Footnote 14 of this assessment for the rationale behind site size reduction.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Entire site is within Chilterns AONB</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>Medium sensitivity</p>	<p>Site is within AONB but would have only moderate visual impact if developed- the land is relatively flat, in close proximity to existing buildings, and it would appear as a relatively logical extension of existing settlement of Gallowstree Common</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Potential for loss</p>	<p>Natural England's Agricultural Land Classification map shows the land as Grade 3 (and possibly some Grade 4), but does not specify whether or not the Grade 3 is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment guidelines	Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Poorly located</p>	<p>Gallowstree Common is a small rural village with very limited services and facilities (a cricket club and a pub). Kidmore End is the nearest settlement with a greater range of facilities, but this is 1.5 km from the site by the nearest walking and cycling route.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Some	Detailed ecological survey recommended as part of any planning application	
Public Right of Way	None		
Existing social or community value (provide details)	Some	Will have some visual and amenity value as open, undeveloped land	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Relatively flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site performs relatively well in terms of site-specific criteria including relationship to existing settlement and visual impact • However, the distance of the site from key services and facilities means it performs poorly in terms of access by sustainable modes of transport, and would have significant potential to encourage car movements • This would make the site's impact on the tranquillity and rural nature of the AONB significant, in other words greater than that suggested by site-specific or landscape considerations alone • It performs poorly enough on this criterion in both absolute terms and relative to other sites to merit a judgement that it is not currently suitable for allocation

Site Assessment Proforma

General information

Site Reference / name	1056
Site Address (or brief description of broad location)	Palmers Riding Stables, Emmer Green
Current use	Riding stables/pasture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	26.15
SHLAA site reference (if applicable)	1056
Method of site identification (e.g. proposed by landowner etc.)	SHELAA

Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	No relevant applications for housing in the past, just series of minor applications relating to use as riding stables			

Suitability

Suitability

<p>Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?</p>	Yes, site currently has access from Peppard Road
<p>Is the site accessible? Provide details of site's connectivity</p>	Site is accessible to Emmer Green/Caversham, and is along bus route 25 from Reading to Peppard Common

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Site is 570 metres from the boundary of the Chilterns AONB at its closest point, the majority of the site is further away</p> <p>Site is flat and screened by trees and as such it has significantly less potential to lie within the visual setting of the Chilterns AONB than other sites to the north of Reading; it also is well away from the dry valleys environmental designations relevant for many other sites north of Reading</p> <p>Northern part of site adjoins Chambers Copse ancient woodland, but only for a short length</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application; large scale of site increases potential for impact</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>Low to medium sensitivity</p>	<p>Development of the more southern parts of the site would have a lower impact on landscape character</p> <p>Development of central and northern parts of the site would have increasingly strong sensitivity, due to existing rural nature of the area</p> <p>Landform is flat and therefore the distinctive, rolling nature of the dry valleys landscape present in other locations to the north of Reading is not present; flatter land also reduces visibility of development</p> <p>However, certainly the site has a higher sensitivity than 'low', recognising impacts associated with the large scale of the site in a largely rural landscape, the intrusion into open countryside and the potential for impacts on the setting of the Chilterns AONB (both of these are much more of an issue on the northern part of the site)</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Potential for loss</p>	<p>Natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment guidelines	Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Poorly located</p>	<p>Like other sites at the northern edge of Reading, the site is poorly located in terms of access to services and facilities. The centre of the site is 1.4 kilometres from the small local centre at Emmer Green.</p> <p>However, unlike other sites on the northern edge of Reading, it is relatively well-connected to that centre, and to shops in Caversham and Reading town centre, by the 25 bus route along Peppard Road</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Some	Detailed ecological survey recommended as part of any planning application; scale of site suggests increased impact	
Public Right of Way	Yes	Public footpath runs NW-SE across centre of site; any development should retain this route	
Existing social or community value (provide details)	High	Site currently in recreational use as rising stables, so community and social value high. Will also have some visual and amenity value as large-scale open, undeveloped land	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No, but perception of coalescence between Reading and Sonning Common along Peppard Road would increase to north of site
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	195 (southern and central fields only)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is less constrained than others along the northern edge of Reading; it is flatter, less visually prominent and development would have less impact on local landscape character • However, this does not mean it is entirely free of landscape constraints; the site effectively divides into three fields, south to north, and only the southern and central fields are considered potentially suitable for development- and development of this smaller part would still have some landscape and visual impact • The northern field extends to a much greater extent into open countryside, adjoins ancient woodland and is the closest part of the site to the Chilterns AONB boundary; development here would have a much greater impact on existing rural character and would be less appropriate in this sense • As well as landscape and ecological constraints, development of northern field would also increase the perception of coalescence between Reading and Sonning Common along Peppard Road • While the site, like others on the northern edge of Reading, is distant from services and facilities, it is also, unlike those other sites, along a main bus route, which increases its sustainability; the scale of the development may also allow for appropriate contributions to be made to improving the quality of the public transport network • Development could result in the loss of a community facility for recreation, but potential for it to be retained on the northern part of the site • On balance, therefore, while the site has a number of constraints, there could be potential for some sensitive development on its southern and central fields, ideally with retention/reprovision of the existing riding stables; development would also have to demonstrate commitment to the bus route and mitigate landscape and visual impacts.

Site Assessment Proforma

General information

Site Reference / name	1269
Site Address (or brief description of broad location)	Land east of Tokers Green Lane
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	6.60
SHLAA site reference (if applicable)	1269
Method of site identification (e.g. proposed by landowner etc.)	Submitted to South Oxfordshire SHELAA

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	There have been two planning applications for residential development, one in 1955 and one in 1965 (respectively, P55/H0095 and P65/H0673). Both were refused on the basis of road access and a lack of policy support.			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	No accesses onto site at present, but could be taken from Tokers Green Lane (though this is narrow). Gravel Hill runs along southern edge of site, but this is likely too narrow for car access.
Is the site accessible? Provide details of site's connectivity	Site would be accessible to Reading/Caversham and Tokers Green if accessed from Tokers Green Lane, ideally if the lane along the west of the site were widened to the same width as Kidmore Road to the south

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Potentially within the setting of the Chilterns AONB (it is 750 metres from its southern edge). To determine for certain if it is or not would require detailed landscape and visual impact assessment, but as the highest point of the site is 80 metres above Ordnance Datum and a number of points within the AONB to the north are higher than this, it is not unreasonable to suppose it may be within its setting.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>Medium to high sensitivity</p>	<p>The western half of the site is considered to be of medium sensitivity. Though important in visual terms as the first field after leaving the urban area of Reading/Caversham, and in contributing to the perceived and actual landscape gap between Reading and Tokers Green, it is relatively flat and well-screened from Tokers Green due to a belt of trees along its north-western edge. The eastern half of the site, however, is considered to be of much higher landscape sensitivity as it drops into a dry chalk valley that contributes significantly to landscape character and sense of place in this area (North Reading Dry Valleys); it is considered that development here would therefore be contrary to South Oxfordshire Saved Policy C9 and to policies CS37 and EN7 of the adopted and emerging Reading Local Plans in terms of visual impact on Bug's Bottom/Hemdean Bottom.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Yes</p>	<p>Natural England's Agricultural Land Classification map shows the western half of the land as Grade 2 (high quality), and the eastern half of the land as Grade 3 but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other).</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment guidelines	Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Poorly located</p>	<p>The nearest cluster of such amenities to the site would be in Caversham town centre, given the lack of such facilities in Tokers Green, which is closer. Caversham town centre is approximately 2.4 kilometres away by the most direct walking, cycling or driving route.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Some	Detailed ecological survey recommended as part of any planning application	
Public Right of Way	None		
Existing social or community value (provide details)	Some	Will have some visual and amenity value as open, undeveloped land	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Slope in central part of site, western and eastern edges flatter
Coalescence: Development would result in neighbouring towns merging into one another.	Some risk of perceived (if not actual) coalescence between Reading and Tokers Green on the western edge of the site
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • On its western side, the site would contribute to perceived (if not actual) coalescence between Reading/Caversham and Tokers Green, which would be contrary to national policy • The west of the site comprises best and most valuable agricultural land (Grade 2); national policy seeks to minimise its loss if alternative sites are available • The east of the site would not be suitable for development in landscape terms as it comprises a dry chalk valley, protected by both South Oxfordshire and adjacent Reading policy; Reading policy also resists impacts on an adjacent public open space • The whole site has the potential (subject to detailed assessment of landscape and visual impact) to lie within the setting of an AONB • The site is distant from local services and facilities, and its development would likely encourage car travel rather than pedestrian or cycle movements • Development of the site in part or in whole would need significant upgrade of Tokers Green Lane which would itself have an impact on the setting of the AONB • The site is not suitable for allocation due to this range of small constraints (rather than one large one), with the cumulative effect that the site is not suitable for development

Site Assessment Proforma

General information

Site Reference / name	CFS 1
Site Address (or brief description of broad location)	Land west of Chambers Copse, Kidmore End Road
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	4.68
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Application P67/H033, in 1967, for a single dwelling. Refused due to rural nature of site.			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	Potential for straightforward access from Kidmore End Road, which runs along site's western edge
Is the site accessible? Provide details of site's connectivity	Site is accessible by car and within walking and cycling distance of the edge of Reading/Caversham; however, it appears distant from services and facilities

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Likely within the setting of the Chilterns AONB (it is 630 metres from its southern edge). To determine for certain if it is or not would require detailed landscape and visual impact assessment, but as the highest point of the site is 75 metres above Ordnance Datum and a number of points within the AONB to the north are higher than this, it is not unreasonable to suppose it may be within its setting.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>High</p>	<p>The site is high sensitivity in terms of landscape, as it is surrounded on three of its four sides by open countryside, and ribbon development along a spur out into the countryside would be the result.</p> <p>Additionally, a dry chalk valley runs along the eastern boundary of the site, providing a distinctive landscape setting for the ancient woodland of Chambers Copse beyond. As such, development would likely be contrary to South Oxfordshire Saved Policy C9.</p> <p>Although the site is technically adjacent to the Reading/Caversham settlement boundary, it is separated from the first house in Reading by a small area of open space protected by policy CS37 of the adopted Reading Local Plan which resists impacts on it. As such, development would have significant potential for negative impact on this designation, which additionally acts as a permanent barrier between the site and the edge of built development in Reading/Caversham.</p>

<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Potential for loss</p>	<p>Natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>
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Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Poorly located</p>	<p>The nearest cluster of such amenities to the site would be in Emmer Green local centre. Emmer Green local centre is approximately 1 kilometre away by the most direct walking, cycling or driving route.</p>

Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>	
<p>What impact would development have on the site's habitats and biodiversity?</p>	<p>Some</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Public Right of Way</p>	<p>None</p>	
<p>Existing social or community value (provide details)</p>	<p>Some</p>	<p>Will have some visual and amenity value as open, undeveloped land</p>

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Slopes down to east into dry valley
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site would form a ribbon of urban development surrounded on three sides by open countryside • The south side of the site would impact on an area protected from the impacts of neighbouring development by the North Reading Dry Valleys designation in the adopted and emerging Reading Local Plans • The east side of the site would impact on a dry valley adjacent to ancient woodland, likely contrary to South Oxfordshire Saved Policy C9 • The development would be permanently separated from the built edge of Reading/Caversham by a small area of open land protected by Reading policy CS37 • The site has the potential to impact on the setting of the Chilterns AONB • The site is a kilometre or more from the nearest services and facilities and thus has the potential to encourage car travel at the expense of cycling or walking

Site Assessment Proforma

General information

Site Reference / name	CFS3
Site Address (or brief description of broad location)	Land opposite Oldfield House, Gallowstree Common
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.47
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Yes. Two almost concurrent applications, one for 5 houses and one for 1 house. (P16/S1634/O and P16/S1371/O respectively). Both were rejected at appeal on the grounds of harm to the AONB from development in this location.			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	Yes, the site can be accessed from Horsepond Road
Is the site accessible? Provide details of site's connectivity	Site is well-connected to and accessible from the rest of Gallowstree Common

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>The site is entirely within the Chilterns AONB</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>High sensitivity</p>	<p>Other sites being located within the AONB has given them a medium sensitivity, but the landscape assessment for this site can only be one of high sensitivity given that two recent Planning Inspectors, independent of one another, have recently deemed the site too sensitive to develop in landscape terms</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Potential for loss</p>	<p>Natural England's Agricultural Land Classification map shows the land as Grade 3 (and possibly some Grade 4), but does not specify whether or not the Grade 3 is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment guidelines	Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Poorly located</p>	<p>Gallowstree Common is a small rural village with very limited services and facilities (a cricket club and a pub). Sonning Common is the nearest settlement with a greater range of facilities, but this is at least 1.5 km from the site by the nearest walking and cycling route.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Some	Detailed ecological survey recommended as part of any planning application	
Public Right of Way	None		
Existing social or community value (provide details)	Some	Will have some visual and amenity value as open, undeveloped land	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • While the site has recently been considered too sensitive for development in landscape terms due to AONB impacts by two separate inspectors, in a context where SODC and KEPC both accept the principle of limited development within the AONB for the purposes of neighbourhood planning, these judgements carry less weight; nevertheless they are a consideration • However, distance to services and facilities is considered significant; it performs poorly in terms of access by sustainable modes of transport, and would have significant potential to encourage car movements • This would increase the site's impact on the tranquillity and rural nature of the AONB • It performs poorly enough on these criteria both in absolute terms and relative to other sites to merit a judgement that it is not currently suitable for allocation

Site Assessment Proforma

General information

Site Reference / name	CFS4
Site Address (or brief description of broad location)	Land at Old Farmyard, Kidmore End
Current use	Garden
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.37
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Old planning applications (most recent in 1984) for residential development, all refused; however, planning policy context very different at time, so this is not considered a constraint to development			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	Site can be accessed from Kidmore Lane
Is the site accessible? Provide details of site's connectivity	Yes, site is on edge of Kidmore End village and is therefore accessible and connected to existing development

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Within Chilterns AONB</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>Low</p>	<p>Despite the site being in an AONB, the landscape and visual impact would be minimal due to the small size of the site, the locally flat land and the fact that it is behind an existing property; also screened by trees to a great extent</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Potential for loss</p>	<p>Natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some potential for impact</p>	<p>Pond House is Grade II listed, and there is significant potential for development on the site to lie within its setting. Sensitive, careful design and layout would be needed, which may also have the effect of reducing overall dwelling capacity.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Favourably located</p>	<p>Site is approximately 160 metres from a (limited) range of services and facilities in Kidmore End village centre</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Some		Detailed ecological survey recommended as part of any planning application
Public Right of Way	None		
Existing social or community value (provide details)	No		No community value as the site is a private back land plot
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	5
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is easily accessible and within very easy walking and cycling distance of (limited) range of services and facilities at Kidmore End village centre • Site would have minimal landscape impact, has no community value and no Tree Preservation Orders • Some or all of the site is within the setting of Grade II listed Pond House. While this is not an absolute constraint to development, it would require mitigation measures including sensitive design and/or potential reduction in dwelling numbers, subject to more detailed masterplanning assessment

Site Assessment Proforma

General information

Site Reference / name	CFS 6
Site Address (or brief description of broad location)	Trees, Wood Lane, Kidmore End
Current use	Back garden
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None found on the South Oxfordshire Interactive Map			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	Site currently not accessible as behind existing residential dwellings; however, it is assumed that the site promoter would provide access via a driveway
Is the site accessible? Provide details of site's connectivity	Once a driveway is provided, site could be accessed from Wood Lane, which provides connectivity via car, cycle or on foot to services and facilities in Kidmore End village

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Site is within Chilterns AONB; however, it lies within an existing village within it and visual impact would be minimal as back garden of an existing dwelling</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>Low</p>	<p>Despite the site being in an AONB, the landscape and visual impact would be minimal due to the small size of the site, the locally flat land and the fact that it is behind an existing property; also screened by trees to a great extent</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>No potential for loss</p>	<p>No potential for loss of agricultural land as site already in garden use</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>The site is approximately 700 metres walking/cycling distance from a (limited) range of services and facilities in Kidmore End village centre. This would offer the potential to encourage cycle and pedestrian movements rather than car-based travel.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Some	Detailed ecological survey recommended as part of any planning application	
Public Right of Way	None		
Existing social or community value (provide details)	No	No community value as the site is a private back garden	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site can only be allocated with evidence of access arrangements proposed, and that access would not require a third-party land agreement
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	According to SODC density assumptions, the site would have capacity for 5-6 dwellings, but this would not be in keeping with local character or density; as such, a maximum capacity of 2 dwellings is recommended
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is well-located in terms of access to services and facilities at Kidmore End village • The site has minimal landscape and visual impacts as it is a back garden screened by trees • The site has no value as agricultural or community land • However, in order to minimise constraints further, further details of proposed access would be required; once this is provided and deemed deliverable, site has potential to be rated green rather than amber

Site Assessment Proforma

General information

Site Reference / name	CFS8
Site Address (or brief description of broad location)	Land at Curtis Farm, Kidmore End
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.49 ³⁵ (reduced from originally submitted site of flexible size)
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Application P88/S0375/O in 1988 for a dwelling was refused due to impact on countryside. However, the planning context has changed significantly since this time.			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	Straightforward potential for access off Tokers Green Lane, though the risk of a new driveway or entrance forming a crossroads with Butlers Orchard should be minimised.
Is the site accessible? Provide details of site's connectivity	Site is accessible and well-connected, though note that Tokers Green Lane is narrow for most of its length.

³⁵ Refer to Footnote 14 of this assessment for the rationale behind site size reduction.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Site is within an Area of Outstanding Natural Beauty.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>Medium sensitivity</p>	<p>The site is within an AONB and is on the edge of an attractive field, a rare open and flat expanse of land in this generally rolling and wooded part of the AONB.</p> <p>However, on the other hand, it is at the end of an existing row of houses and opposite existing development- it is therefore considered that if the development remains at a maximum scale of 0.2 hectares in line with settlement hierarchy policy, significant adverse landscape impacts can be limited.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Potential for loss</p>	<p>Natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>Though Grade II-listed Butlers Farmhouse is only 50 metres from the eastern edge of site, there are intervening trees and existing development, meaning impact of development in this location is considered limited enough not to require mitigation</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>Site is approximately 390 metres from a (limited) range of services and facilities in Kidmore End village centre</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Some	Detailed ecological survey recommended as part of any planning application	
Public Right of Way	Unofficial	No official public right of way, but a permissive dog-walker's path extends through the site- the route could be retained as part of any development	
Existing social or community value (provide details)	Some	Will have some visual and amenity value as open, undeveloped land and as dog walker's path, which could be retained	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	5 dwellings (having regard to the SODC-recommended densities, which are considered appropriate in this location as they are approximately consistent with that of Butlers Orchard)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is located within easy walking and cycling distance of (limited) services and facilities in Kidmore End village centre • What would otherwise be a potential problem of defensible boundaries on the west and south of the site is easier to resolve given the provisional approach to site size for sites within AONBs; however, the final decision on site suitability or otherwise in this regard is for SODC, in line with Footnote 14 of this assessment • The site adjoins existing development on its northern and eastern sides and as such forms a logical extension to the village • Though at the edge of the village, the two factors above combine to make the visual and landscape impacts on the AONB less significant

Site Assessment Proforma

General information

Site Reference / name	CFS9
Site Address (or brief description of broad location)	Land south of Horsepond Road, Gallowstree Common
Current use	Woodland
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.4
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No recent applications for development, but unsuccessful proposal for housing in 1959			

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	Yes, site can be accessed easily from Horsepond Road
Is the site accessible? Provide details of site's connectivity	Site is accessible and well-connected to rest of Gallowstree Common

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes</p>	<p>Site is entirely within Chilterns AONB</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>Detailed ecological survey recommended as part of any planning application; this is particularly the case here as the land is entirely wooded and thus has potential for protected species such as bats</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	<p>High sensitivity</p>	<p>Though the site is small, the fact that it is heavily wooded, visually prominent from the main road and within an AONB combines to give an assessment of high sensitivity; it makes a significant contribution to the rural setting of Gallowstree Common</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Potential for loss</p>	<p>Natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken before any development.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment guidelines	Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	<p>Poorly located</p>	<p>Gallowstree Common is a small rural village with very limited services and facilities (a cricket club and a pub). Kidmore End is the nearest settlement with a greater range of facilities, but this is 1.45 km from the site by the nearest walking and cycling route.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	High	Detailed ecological survey recommended as part of any planning application; the impact is likely to be high as the site is entirely woodland.	
Public Right of Way	None		
Existing social or community value (provide details)	Some	Will have significant visual and amenity value as wooded land visible from a main road within an AONB	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is dense woodland, highly visible from Horsepond Road, and thus makes a significant contribution in landscape and amenity terms to the Chilterns AONB and the rural setting of Gallowstree Common • The distance of the site from key services and facilities means it performs poorly in terms of access by sustainable modes of transport, and would have significant potential to encourage car movements • This would make the site's impact on the tranquillity and rural nature of the AONB significant • The combination of landscape/visual and amenity impact, as well as the site's distance from services and facilities and consequent impacts on the tranquillity and character of the AONB from increasing car movements, mean it is considered not currently suitable for allocation

Site Assessment Proforma

General information

Site Reference / name	CFS10
Site Address (or brief description of broad location)	Land off Coopers Pightle, Kidmore End
Current use	Woodland
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.49 ³⁶ (reduced from submitted site size of 1.54 hectares)
SHLAA site reference (if applicable)	n/a
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Call for Sites

Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Application for change of use to recreation area in 1978 (withdrawn); further older planning applications (most recent in 1968) for residential development, all refused; however, planning policy context very different at time, so this is not necessarily considered a constraint to development</p>			

³⁶ Refer to Footnote 14 of this assessment for the rationale behind site size reduction.

Suitability

Suitability

Is the current access adequate for the site to be allocated? If not, is there potential for access to be provided?	Site can be accessed from Coopers Pightle
Is the site accessible? Provide details of site's connectivity	Yes, site is on edge of Kidmore End village and is therefore accessible and connected to existing development

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • Ancient woodland • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	Within Chilterns AONB
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Yes	Detailed ecological survey recommended as part of any planning application- likely important habitat for bats and badgers, due to woodland
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, and/or existing features could be retained</p> <p>Medium sensitivity: Development would have only moderate impact on landscape character</p> <p>High sensitivity: Development would significantly detract from the landscape and/or important features unlikely to be retained- mitigation not possible</p>	High	The site is within an AONB; while this is not itself an absolute constraint, the fact that the land is entirely woodland means it makes a greater contribution to the character of the AONB, which in this location is defined largely by a woodland character, than would be the case if it were open land
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Potential for loss	Natural England's Agricultural Land Classification map shows the land as Grade 3, but does not specify whether or not this is Grade 3a (high quality) or Grade 3b (other). As such, it is recommended that samples are taken

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No	Though Grade II-listed Butlers Farmhouse is 80 metres from western edge of site, intervening trees and existing development means impact of development in this location is considered limited enough not to require mitigation

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourably located < 400m from services.</p>	Favourably located	Site is approximately 350 metres from a (limited) range of services and facilities in Kidmore End village centre

Other key considerations

Are there any Tree Preservation Orders on the site?	Yes	Entire site is covered by a group Tree Preservation Order. This is considered an absolute constraint to development, with limited or no potential for mitigation.	
What impact would development have on the site's habitats and biodiversity?	High	Detailed ecological survey recommended as part of any planning application; likely high impact due to wooded site	
Public Right of Way	None		
Existing social or community value (provide details)	High	Though site is not accessible to the public, will have significant visual amenity value as woodland visible from existing dwellings	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	n/a
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • The site is well-located for (limited) services and facilities at Kidmore End. • However, the site is woodland and is entirely covered by a group Tree Preservation Order. This is considered an absolute constraint to all or even some of the site being developed. • There are other significant constraints associated with the site's character as woodland, including significant loss of visual amenity if developed, landscape contribution it makes to the AONB, and the ecological impact of development, including the potential for protected species to be affected. • As such, the site is not suitable for development or allocation.

