



East Hagbourne

NEIGHBOURHOOD DEVELOPMENT PLAN -
2018 to 2033

Submission Version 17 September 2018

Appendix 8a: Site Assessment and Evaluation - Detailed Results

Evaluation of sites for housing and selection of sites for allocation.

An compilation of the Assessment and Evaluation.

East Hagbourne Neighbourhood Plan determined to carry out a site assessment study in order to allocate land for housing development within the Neighbourhood Plan. The background can be found in the NP Report and the methodology and conclusions are explained in Appendix 8 to the Report.

This supporting document presents the results from the three stages of the study:

- The Site Pre-Screening process
- The Site Assessment
- The Evaluation leading to a recommendation for site allocation.

Sites considered

A decision was taken in principle to include all potential building land within the NP area in the initial screening exercise. The land within East Hagbourne Parish was divided into 10 landscape areas and then further subdivided to give a total of 53 land parcels for evaluation. This comprehensive coverage means that all SODC's SHELAA sites are included as are those offered under a call for sites.

Pre-Screening

A pre-screening was carried out on all 53 land parcels and has been reviewed by AECOM. Some areas have been grouped together so that the total number of individual pre-screening assessments was 45 and these are shown in **Attachment 1, Page 4** to this document.

This initial screening assumed that all sites are potentially available and achievable, so the criteria used relate to suitability and are:

- Is the site closely related to, and well integrated with the village?
- Is the site easily accessible to EH services and facilities by both roads & footpaths?
- Does the site flood or could it create flooding /environmental issues?
- Will development impact the Conservation Area or the setting of the AONB?

Site Assessment

The Pre-Screening process identified 6 sites that met the screening criteria and merited a full assessment. The Assessments for these 6 sites are shown in **Attachment 2, Page 50**.

The Assessment again assumed that all sites are Available & Achievable. These aspects were addressed at the Evaluation stage.

The site assessment questionnaire consists of 36 questions covering all the national and local criteria and is intended to be objective and factual. The completed assessments have been reviewed by AECOM and were sent to the land owners allowing a six week period for them to submit comments. The site assessments are based on the intrinsic characteristics of the site regardless of any planning proposal that may have been made. Where proposals exist, these are acknowledged through three supplementary questions summarising their nature

Site assessments were also carried out on 5 'additional' sites which did not meet the pre-screening criteria as possible allocation sites, but for which planning proposals had either been put forward or were under discussion. These assessments were carried out for information purposes only and they are not included in this document.

Site Evaluation

The site evaluation criteria are again based on a thorough review of the national and local criteria and the questions framed in the best way to address these. The questionnaire and responses have been reviewed by AECOM and changes made in response to their comments. The questions were consolidated to 11 questions on suitability, cross-referencing the question numbers in the assessment phase, plus questions on availability and achievability before coming to an overall conclusion. The responses to the questions contain a factual part - a summary of the information from the site assessment, supplemented by an evaluation particularly aimed at identifying barriers to development of the site. Following this process, four sites were considered unsuitable for allocation within the Neighbourhood Plan, leaving two (sites 2 & 5) as potentially suitable, from which Site 5 was selected for allocation. The Evaluations are shown in **Attachment 3, page 59**.

NOTES:

Flood Zone designations were identified for each land parcel using the Environment Agency's in-line flood map at <https://flood-map-for-planning.service.gov.uk/>
Walking distances were calculated in a systematic way from the centre of the land parcel to the nearest road or footpath and then by the best route to the destination using <https://gb.mapometer.com/walking> and a speed of 3mph.

ATTACHMENT 1 The Site Pre-Screening Results

The land parcels have been grouped according to the land character areas identified in the NP character Assessment (Appendix 3) as shown in figure 1.

53 sites were identified in total. some of these have been consolidated, including treating the 4 paddocks in the Great Mead triangle as one area for the pre-screening. This consilidation resulted in 45 land parcels for which the pre-screening adssessments are shown in the following pages

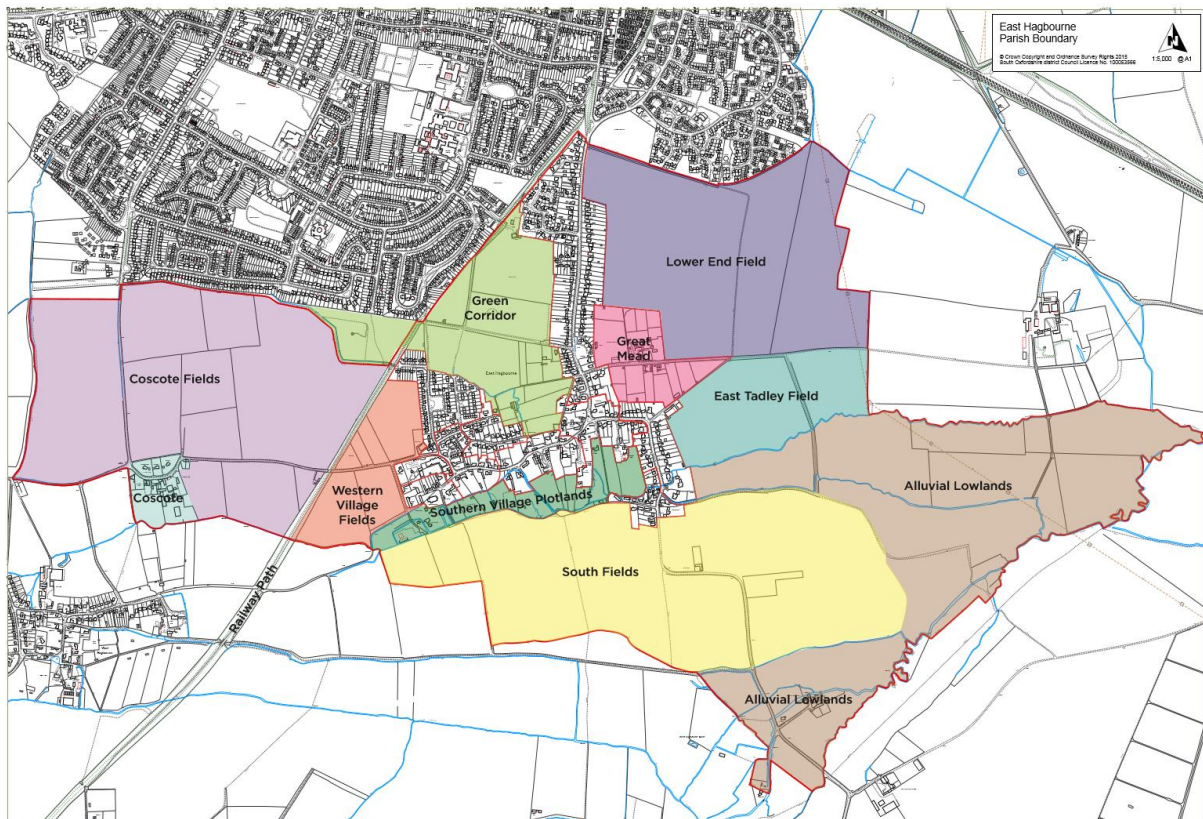


Figure 1 Land Areas in East Hagbourne

Site Name	7. Alluvial Lowlands
Site Address	A. Tadley Field south (Blewbury Edge Field)

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal The site is on the edge of the village, behind Blewbury Road
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal There is access to the village by foot subject to bridging the lower channel of Hacca's Brook. Road access might be possible by upgrading of a bridleway, but it is unclear whether width is adequate.
Does the site flood or could it create flooding /environmental issues?	Fail The land lies between the two channels of Hacca's Brook and is in Flood Zone 3
Will development impact the CA or setting of the AONB?	Marginal The site is close to, but screened from, the CA. Views to the AONB from surrounding footpaths would be impaired.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	The site has not been put forward in the SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Flooding, access, not available.

Site Name	7. Alluvial Lowlands
Site Address	B. Hagbourne Mill Fields

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
Comment	The site is remote from the village in the area of Hagbourne Mill. This small collection of houses is not suitable for significant expansion.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal
Comment	Access by road is available, although at some distance. Footpaths to the village exist, but the route is long and poorly surfaced.
Does the site flood or could it create flooding /environmental issues?	Fail
Comment	A substantial part of the land is in EA Flood Zone 3
Will development impact the CA or setting of the AONB?	Marginal
	The site is remote from the CA. Development would impact on views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not offered in SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Flooding, proximity, access, not available.

Site Name	7. Alluvial Lowlands
Site Address	C. The Great Meadow

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
Comment	The site is remote from the village
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail
Comment	The site is accessible via rough footpaths, but there is no road access.
Does the site flood or could it create flooding /environmental issues?	Fail
Comment	The land is largely in EA Flood Zone 1, but close to two branches of Hacca's Brook in Flood zones 2 & 3.
Will development impact the CA or setting of the AONB?	Marginal
Comment	The site is remote from the CA. Development would impact on views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not included in SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Proximity, Access, Flooding, not available.

General Site Landscape Area	2. The Green Corridor
Site Address	A. Bakers Lane, Paddock 1

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass
Comments	Close to New Road
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
Comments	Close to New Road
Does the site flood or could it create flooding /environmental issues?	Pass
Comments	In EA Flood Zone 1. Stream to western boundary is in Flood Zone 2
Will development impact the CA or setting of the AONB?	Fail
Comments	Site is within the Conservation Area and identified as Important Open Space in the SODC Character Assessment of 2000.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	Not in SHELAA, but offered in call for sites.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Would reject as part of Conservation Area, but approved on basis that it was offered in the call for sites, so should have detailed SA appraisal.

Site Name	2. The Green Corridor
Site Address	B. Bakers Lane, Paddock 2

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass
	Close to New Road
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
	Close to New Road. Bakers Lane is a public footpath. Upgrading would be needed for significant vehicle traffic, width is an issue.
Does the site flood or could it create flooding /environmental issues?	Pass
	In EA Flood Zone 1. Stream to western boundary is in Flood Zone 2
Will development impact the CA or setting of the AONB?	Fail
	Site is within the Conservation Area and identified as Important Open Space in the SODC Character Assessment of 2000.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Owners do not wish to make their land available for development

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Conservation Area, Not available

Site Name	2. The Green Corridor
Site Address	C. Bakers Lane, Paddock 3

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Close to New Road Pass Close to New Road. Bakers Lane is a public footpath. Upgrading would be needed for significant vehicle traffic, width is an issue.
Does the site flood or could it create flooding /environmental issues?	Pass In EA Flood Zone 1. Stream to western boundary is in Flood Zone 2
Will development impact the CA or setting of the AONB?	Fail The site is within the Conservation Area and identified as Important Open Space in the SODC Character Assessment of 2000.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	A Planning application P17/S1604 for a single dwelling was refused because development would diminish the important contribution the site makes to the wider character and appearance of the East Hagbourne Conservation Area

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Conservation Area, Not available, recent planning refusal.

Site Name	2. The Green Corridor
Site Address	D. Orchard Holding

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail
Does the site flood or could it create flooding /environmental issues?	Marginal
Will development impact the CA or setting of the AONB?	Fail

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not put forward in call for sites or SHELAA.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	access via a private road?

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Conservation Area, Not available, poor access.

General Site Landscape Area	Coscote Fields and Coscote (lands west of the railway embankment)
Site Address	A. Land west of Park Road (Taylor Wimpey) [portion in East Hagbourne only]

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
Comments	The site is remote from East Hagbourne village.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal
Comments	Road access is available, but safe footpaths not currently in place.
Does the site flood or could it create flooding /environmental issues?	Pass
Comments	No known current problems, but would need careful management.
Will development impact the CA or setting of the AONB?	Marginal
Comments	Development would be intrusive and impair views towards the AONB

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	The site is the subject of a proposed planning application

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Not integrated with the village, but approved as an 'additional site' on the basis that it is the subject of discussion and should have a detailed site assessment.

General Site Landscape Area	Coscote Fields and Coscote (lands west of the railway embankment)
Site Address	B. Land east of Park Road

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
Comments	The site is remote from the village of East Hagbourne. Planning permission refused for housing as part of Didcot. Subject to appeal.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
Comments	Road and footpath access is available
Does the site flood or could it create flooding /environmental issues?	Pass
Comments	No specific concerns known
Will development impact the CA or setting of the AONB?	Marginal
Comments	Development here would be intrusive and impact views to and from the AONB

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	Has been offered for development, but marked 'not available because outline planning permission was refused. subject to appeal

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Not integrated with village, and refused outline planning consent. But approved as an 'additional site' on the basis that it is the subject of discussion and should have detailed site assessment.

Site Name	Coscote Fields and Coscote
Site Address	C. Land South of Loyd Road

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
	The site is remote from the village
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail
	There is no road access to the site. Footpath access to the village is available from the north of the site
Does the site flood or could it create flooding /environmental issues?	Pass
	Some reports of water run-off onto Loyd Road, but no firm evidence of problems
Will development impact the CA or setting of the AONB?	Marginal
	Development would impair views to the AONB from FP189/17 and be visible from the AONB

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	SHELAA (Oct 2017) rates as not available

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	SHELAA (Oct 2017) rates as not achievable, but deemed viable for this pre-screen

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not integrated with village, no access, not available.

Site Name	Coscote Fields and Coscote
Site Address	D. Land North of Coscote

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The land is remote from East Hagbourne village. Coscote is a small group of houses and not suitable for substantial expansion.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail There is road access via Park Road and Main Road, but no safe access on foot
Does the site flood or could it create flooding /environmental issues?	Pass No known problems
Will development impact the CA or setting of the AONB?	Marginal Development would be intrusive into the green corridor to the south of Didcot and impair wide views to and from the North Wessex Downs AONB

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	in SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not integrated with the village, no pedestrian access.

Site Name	Coscote Fields and Coscote
Site Address	E. Land to southwest of Coscote Farm

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is remote from East Hagbourne village. Coscote is a small group of houses and not suitable for significant expansion.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail There is no existing road access to the site and no safe footway to East Hagbourne village
Does the site flood or could it create flooding /environmental issues?	Pass No known problems
Will development impact the CA or setting of the AONB?	Marginal The site is somewhat shielded from the AONB, but development here would be intrusive and highly visible from the Sustrans Route along the railway embankment.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Included in SHELAA, but marked as not available

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	SHELAA rates as not achievable

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not integrated with village, no access.

Site Name	Coscote Fields and Coscote
Site Address	F. Field to east of Coscote

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is remote from East Hagbourne village. coscote is a small group of houses and not suitable for significant expansion
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail The site is accessible by Main Road, but no safe footway to the village
Does the site flood or could it create flooding /environmental issues?	Pass No known problems
Will development impact the CA or setting of the AONB?	Fail Development in this area would be separated from both Didcot and East Hagbourne and impair wider views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	In SHELAA, but rated not available

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	In SHELAA, but rated not achievable

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not integrated with village, no footpath access, impact on AONB.

Site Name	Coscote Fields and Coscote
Site Address	G. Field to north-east of Coscote

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is remote from East Hagbourne village. Coscote is a small group of houses and not suitable for substantial expansion.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail The site is accessible via Main Road, but there is no safe foot access
Does the site flood or could it create flooding /environmental issues?	Pass No known problems
Will development impact the CA or setting of the AONB?	Fail Development here would be intrusive into the green corridor to the south of Didcot and impair views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Available 5-10yrs
Comment on availability	in SHELAA and said to be available

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not integrated with EH village. No pedestrian access.

Site Name	Coscote Fields and Coscote
Site Address	H. Field south of Main Rd west of embankment

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is separated from East hagbourne village by fields and the railway embankment
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail Road access via Main Road. There is no safe footway to the village.
Does the site flood or could it create flooding /environmental issues?	Pass No known problems
Will development impact the CA or setting of the AONB?	Marginal The site is screened from the CA by the railway embankment, but development here would be visually intrusive and impair views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	In SHELAA, but rated not available

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	In SHELAA, but rated not achievable

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not integrated with EH village, poor access on foot, not available.

Site Name	Coscote Fields and Coscote
Site Address	J, K. Fields north of Main Road, west of railway embankment

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is separated from East Hagbourne village by fields and the railway embankment
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail Road access via Main Road. Foot access to the village only from the north of the site.
Does the site flood or could it create flooding /environmental issues?	Pass The site is mostly in EA Flood Zone 1 except in the NE corner where parts are in Zones 2/3.
Will development impact the CA or setting of the AONB?	Marginal The site is screened from the CA by the railway embankment. Development on this large site would be visually intrusive and impair views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 5-10yrs
Comment on availability	In SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not integrated with EH village. Poor pedestrian access.

General Site Landscape Area	East Tadley Field
Site Address	A. Orchestra Land

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass
	The site is behind Blewbury Road
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
	Road access via Blewbury Road. Foot access by pavements along village roads
Does the site flood or could it create flooding /environmental issues?	Marginal
	The site is in EA Flood Zone 1, but adjoins Hacca's Brook which has caused flooding of local houses in the past and is in Zone 3.
Will development impact the CA or setting of the AONB?	Marginal
	The site is visible from the AONB, from the edge of the Conservation Area and from surrounding footpaths.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	A planning application is in preparation for around 75 houses

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	Flooding is an issue but assumed it could be resolved through careful management.

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Needs full assessment.

Site Name	East Tadley Field
Site Address	B. Hopfields

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
	The site is separated from the village by arable fields
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail
	There is no road access to the site. Foot access is possible via footpaths to the northern and eastern edges of the site.
Does the site flood or could it create flooding /environmental issues?	Marginal
	The site is in EA Flood Zone 1, but adjoins Hacca's Brook which has caused flooding of local houses in the past and is in Zone 3.
Will development impact the CA or setting of the AONB?	Marginal
	The site is some distance from the CA. Development would be intrusive into the open countryside and impair views from adjoining footpaths to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	The site is owned by the Parish Council.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Proximity, acces, not available.

Site Name	East Tadley Field
Site Address	C. Field East of FP16

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
	The site is remote from the village, separated by arable fields.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail
	There is access to the village on foot from the bridleway to the north of the site, but there is no road access
Does the site flood or could it create flooding /environmental issues?	Marginal
	The site is mainly in EA Flood Zone 1, but adjoins Hacca's Brook which is in Zone 3
Will development impact the CA or setting of the AONB?	Marginal
	The site adjoins the North Wessex Downs AONB. Development here would be intrusive into open country and impair views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not submitted in SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Proximity, access, flooding, impact of setting of AONB, not available.

Site Name	Great Mead and Recreation Ground area
Site Address	C Cherry Tree Farm

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass The site is on the eastern limit of the village, although separated from the nearest houses by the Recreation Ground
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal The site is at the end of Great Mead, an unmade bridleway. It provides access for both vehicles and pedestrians to the village road/footpath network, but is not suitable for large amounts of traffic
Does the site flood or could it create flooding /environmental issues?	Pass The site is in EA Flood Zone 1
Will development impact the CA or setting of the AONB?	Marginal The site is screened from the CA, but development would be intrusive into open country and impair views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not included in SHELAA or call for sites

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	not available

General Site Landscape Area	Great Mead and Recreation Ground area
Site Address	B Field to north of Recreation Ground

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass
	The site lies behind New Road, adjacent to the Recreation Ground
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal
	Current access from New Road is narrow and inadequate for both vehicles and pedestrians.
Does the site flood or could it create flooding /environmental issues?	Pass
	No known problems
Will development impact the CA or setting of the AONB?	Marginal
	Screened from CA and partially screened from the AONB, but would impair the setting of the Recreation Ground and limit possible future expansion of community facilities.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 5-10yrs
Comment on availability	Included in SHELAA so assumed available

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	Small size of site and restricted access could limit potential - assumed viable for this pre-screen evaluation.

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Needs full assessment.

Site Name	Great Mead and Recreation Ground area
Site Address	A. Recreation Ground
SUITABILITY TEST	
Select 'Pass', 'Fail', 'Marginal' or 'Partial'	
Is the site closely related to, and well integrated with the village?	Pass
The site lies on Great Mead close to New Road	
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
Great Mead provides access for local traffic and pedestrians to the village road and footpath network.	
Does the site flood or could it create flooding /environmental issues?	Pass
The site is in EA Flood Zone 1	
Will development impact the CA or setting of the AONB?	Marginal
The site is screened from CA and partially screened from the AONB, but is an important part of the green corridor.	
AVAILABILITY TEST	
Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'	
Availability	Not available
Comment on availability	The site is owned by the Parish Council and hosts the village recreation ground and playing field. A new pavilion (2016) provides changing facilities and a Community Room
VIABILITY TEST	
Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable.	
Select 'Assumed Viable' or 'Not Viable'	
Viability	Assumed Viable
Comment if assumption incorrect	
PRE-SCREEN CONCLUSION	
Select 'Approve for Long List' or 'Reject'	
Approve for long list?	Reject
Comment	Not available, site provides a valuable community facility.

General Site Landscape Area	Great Mead and Recreation Ground area
Site Address	Paddocks to the south of Great Mead. All four paddocks are considered as one site, subject to clarification of availability from the individual land owners.

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal On edge of village, close to New Road, but most distant of the four paddocks. Adjoins open countryside.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal Existing bridleway access would need improvement to safely accomodate vehicles and pedestrians
Does the site flood or could it create flooding /environmental issues?	Pass No known existing problems
Will development impact the CA or setting of the AONB?	Marginal The site is visible from the CA, but largely screened from the AONB. The site is part of the soft transition between village and fields.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	The site consists of four paddocks in different ownership. Two of these were offered in the call for sites.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Full assessment needed to establish availability and viability.

Site Name	3. Historic village
Site Address	Lawson's Orchard
SUITABILITY TEST	
Select 'Pass', 'Fail', 'Marginal' or 'Partial'	
Is the site closely related to, and well integrated with the village?	Pass
The site is in a central location in the village	
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
The site is in the centre of the village and well connected by road and footways	
Does the site flood or could it create flooding /environmental issues?	Marginal
The site is in EA Flood Zone 2. A branch of the Hacca's Brook passes underground through the site in a culvert before crossing Main Road. There is a history of flooding from this stretch of stream and the outlet across Main Road has blocked in recent years, causing flooding in Main Road	
Will development impact the CA or setting of the AONB?	Fail
The site is in the heart of the CA and currently used as an orchard with chickens and sheep. As such, it is a feature valued by the local community and has been recommended as a Local Green Space in the NP.	
AVAILABILITY TEST	
Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'	
Availability	Not available
Comment on availability	Not included in SHELAA. In private ownership.
VIABILITY TEST	
Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable.	
Select 'Assumed Viable' or 'Not Viable'	
Viability	Assumed Viable
Comment if assumption incorrect	
PRE-SCREEN CONCLUSION	
Select 'Approve for Long List' or 'Reject'	
Approve for long list?	Reject
Comment	Impact on CA, potential Local Green Space, potential flood issues, not available.

Site Name	3. Historic village
Site Address	Southern Village Plotlands - grouped together

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass The site consists of backlands behind New Road and Blewbury Road, providing a green buffer between the village and the open fields to the south.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal The site is visually accessible from the east-west footpaths 197/12 and 197/10 and north-south footpaths 197/13 and 197/15. It is in multiple ownership, much of it as gardens to houses along Main Road. Road access would be difficult.
Does the site flood or could it create flooding /environmental issues?	Fail The site follows the line of Hacca's Brook and most of it is in or adjacent to EA Flood Zone 3
Will development impact the CA or setting of the AONB?	Fail The site is an important element of the historic village and development would harm the setting of the CA. Development would impair the green transition at the south of the village and harm views of the village from the North Wessex Downs AONB. Most of the site is within the CA and was designated Important Open Space in the SODC Character Assessment of 2000.

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	In multiple ownership

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Impact on CA and AONB, flooding, not available.

General Site Landscape Area	Lower End Field (fields to North East of village)
Site Address	New Road, A. Green Gap (Grainger)

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
	The site is at the boundary of East Hagbourne with Didcot. Development here considered more likely to integrate with Didcot.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
	Accessible via New Road which has pavements. Access to rural footpath at rear of site.
Does the site flood or could it create flooding /environmental issues?	Partial
	Run-off from the field has caused problems in St Hilda's Close
Will development impact the CA or setting of the AONB?	Fail
	The site is distant from the CA. The site is in a highly visible location in the Green Gap between Didcot and East Hagbourne with wide views to the Chilterns and North Wessex Downs AONBs from New Road and adjoining footpaths.

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	The site was the subject of a high profile planning application which was refused, appeal rejected and JR application turned down in the High Court.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Approved as an 'additional site' on the basis that it is the subject of discussion and should have detailed site assessment.

General Site Landscape Area	Lower End Field (fields to North East of village)
Site Address	B. St Hugh's Rise (Persimmon)

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is within the parish of East Hagbourne, but lies next to St Hugh's Ride Didcot. Development here would not have any relationship with the village of East Hagbourne.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail There are footpath routes to the village. There is no direct road access to East Hagbourne. Exit from the site would be through the Millbrook development into Didcot.
Does the site flood or could it create flooding /environmental issues?	Pass Field run-off has caused problems in nearby St Hilda's Close
Will development impact the CA or setting of the AONB?	Marginal Development of the site would encroach on the 'Green Gap' between Didcot and East Hagbourne.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	The site was offered in the call for sites. A planning application for 84 houses has been submitted.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Approved as an 'additional site' on the basis that it is the subject of discussion and should have detailed site assessment.

General Site Landscape Area	Lower End Field (fields to North East of village)
Site Address	C. Lower End Field (Nurton), East of New Road.

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
	The site lies behind the unbroken development along New Road. There is no current road access to the site. A foot route to the village would be possible from the footpath at the back of the site.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail
	The site lies behind the unbroken development along New Road. There is no current road access to the site. A foot route to the village would be possible from the footpath at the back of the site.
Does the site flood or could it create flooding /environmental issues?	Pass
	No known problems
Will development impact the CA or setting of the AONB?	Marginal
	The site is not visible from the CA. The site is located on a slight ridge so would be very visible, particularly from the footpaths to the South and East.

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	Offered in call for sites for up to 250 houses. Developers have made previous approaches, but no formal planning application has been submitted.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Approved as an 'additional site' on the basis that it is the subject of discussion and should have detailed site assessment.

Site Name	Lower End Field (fields to North East of village)
Site Address	D. Fields East of FP24

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is very remove from East Hagbourne village and is separated from Didcot by arable fields.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail There is no road access to the site. Footpath 197/24 on the western boundary provides foot access to Didcot or East Hagbourne.
Does the site flood or could it create flooding /environmental issues?	Pass The site is in EA Flood Zone 1
Will development impact the CA or setting of the AONB?	Marginal The site adjoins the AONB. Development here would be intrusive into open countryside and impair views to and from the AONB.

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Included in SHELAA, but rated not available

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Proximity, Access, Impact on setting of AONB, not available

Site Name	Millennium Wood Area
Site Address	A. St Birinus School playing field

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal
	The site adjoins Didcot. It is also adjacent to Bishops Orchard, but is not physically connected to it.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail
	Road access is over a narrow bridge and leads to Didcot, with East Hagbourne only reached by a circuitous route. There is public footpath access to the village from the edge of the site
Does the site flood or could it create flooding /environmental issues?	Pass
	The site is in EA Flood Zone 1.
Will development impact the CA or setting of the AONB?	Marginal
	The site is set away from the CA, and is screened from the AONB. However it is part of the Green Corridor separating Didcot and East Hagbourne and adjacent to the Millenium Wood.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	The site is included in SHELAA but rated as unsuitable, unavailable and unachievable. It is used as St Birinus School playing field.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Access, not available, poorly integrated, impact on CA, not available

Site Name	Millennium Wood Area
Site Address	B. Millenium Wood

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Partial
Does the site flood or could it create flooding /environmental issues?	Pass
Will development impact the CA or setting of the AONB?	Fail

The site lies at the back of New Road, but its long southern edge faces across open fields to the village.

The site is accessible to the village via footpaths. Road access is poor, but there is a private, unmade road leading to the SE corner of the site.

The site is in EZ Flood Zone 1

The site is largely screened from the AONB, but development would impair views to and from the CA. The site is a key element in the Green Corridor separating Didcot and East Hagbourne

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Didcot's Millenium Wood.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not available, poorly integrated, valuable community facility.

Site Name	Millennium Wood Area
Site Address	C. Paddocks to south of Millenium Wood

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal The land lies to the north of the village, but could not easily be directly connected to it.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Partial Poor road access. Private, unmade road to NE corner leading to New Road. Roads to SW are narrow and lead through housing developments. Site has access to footpaths.
Does the site flood or could it create flooding /environmental issues?	Pass The site is in EA Flood Zone 1, although the southern boundary approaches Zone 2
Will development impact the CA or setting of the AONB?	Fail The site is largely screened from the AONB, but is the heart of the Green Corridor separating Didcot and East Hagbourne. The site borders the CA and development would impair views to and from the village and CA.

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	SHELAA says available, but land owner wishes to continue farming.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Impact on CA, access, not available.

Site Name	Millennium Wood Area
Site Address	D. Butts Piece

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass
	The site lies at the edge of the built area
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Partial
	The site is accessible by quiet roads through existing development, however these are narrow and not suited to high traffic volumes. Pavements lead to the village and the footpath network is accessible from the north of the site
Does the site flood or could it create flooding /environmental issues?	Pass
	The site is in EA Flood Zone 1.
Will development impact the CA or setting of the AONB?	Fail
	The site is largely screened from the AONB and the CA, but is an important element in the Green Corridor separating Didcot and East Hagbourne. Development here would drastically narrow this gap.

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Included in SHELAA, but rated not available. The site is leased by the Parish Council and used as Community allotments, green space and a wildlife area.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	Included in SHELAA, but rated not suitable or achievable.

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not available, valuable community amenity.

Site Name	Millennium Wood Area
Site Address	E. Orchard/paddock north of Greenmere track

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal
	The site is separated from East Hagbourne village by the Green Corridor and lies against Green Close, Didcot.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail
	There is no road access to the site. Creation of one would require either demolishing a house in Green Close or building a new road through the Green Corridor from East Hagbourne. There is good access to the site from footpaths.
Does the site flood or could it create flooding /environmental issues?	Pass
	No known problems
Will development impact the CA or setting of the AONB?	Marginal
	The site is screened from the CA and AONB, but is surrounded by sensitive green spaces (Mowbray Fields LNR, Millenium Wood, Butt's Piece).

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	Private Paddock. Included in SHELAA (however the SHELAA entry is corrupted - SODC have been informed)

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	In SHELAA but not clear how road access could be provided. Road access to East Hagbourne would be damaging to green spaces. Links to EH village marginal. (SHELAA entry is corrupted - SODC have been informed)

Site Name	Millennium Wood Area
Site Address	F. Small paddock north of Lake Road

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass
	The site is small and located behind Lake Road
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Partial
	The site is easily accessible by foot from the village. There is no existing road access and creation of one would damage the surrounding green areas.
Does the site flood or could it create flooding /environmental issues?	Pass
	The site is in EA Flood Zone 1, but close to areas in Zone 2
Will development impact the CA or setting of the AONB?	Marginal
	The site is secluded and not directly visible from the CA or AONB. However, it lies in the Green Corridor separating Didcot and East Hagbourne and directly adjoining Butts Piece. Development here, with its associated access, would encroach on this green space.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Private Paddock. Included in SHELAA, but rated not available or achievable.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	Included in SHELAA, but rated not available or achievable.

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not available, Potential access issue. Current use performs valuable role as paddock and green buffer.

Site Name	South Fields
Site Address	A. Fields South of Manor Farm

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass The site is adjacent to the village, but separated from the nearest houses by the Grade 1 listed church.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal There is footpath access, however no public road. Road access could only be achieved over private roads.
Does the site flood or could it create flooding /environmental issues?	Partial The site is in EA Flood Zone 1, but Hacca's brook to the north is in Zones 2/3.
Will development impact the CA or setting of the AONB?	Fail The land is adjacent to the Grade 1 listed Church, which is an iconic feature in the CA. Development would extend the build limit of the village to the south, impairing wide views to and from the AONB

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not offered in SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Impact on CA, availability and poor access, not available.

Site Name	South Fields
Site Address	B. South Field West

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal
	The site is an extensive area of fields lying to the south of the village. It is separated from Main Road by the green area of the southern village plotlands.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal
	There is good footpath access, however road access would probably need to be circuitous, via Blewbury Road. Existing access from the Church or via Fieldside is not suitable for traffic.
Does the site flood or could it create flooding /environmental issues?	Partial
	The Site is in EA Flood Zone 1, however run-off from the fields into Hacca's Brook after heavy rains has contributed to flooding in Blewbury Road.
Will development impact the CA or setting of the AONB?	Fail
	The site adjoins the CA along its entire northern edge. Development would impair the setting of the CA and remove important wide views to and from the AONB, identified as important in the SODC CA Character Study of 2000.

AVAILABILITY TEST	Select 'Available 0-5yrs'; 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not offered in SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Impact on CA and AONB, access, flooding and not available

General Site Landscape Area	South Fields
Site Address	C. Tadley Corner, Off Blewbury Rd.

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal
	On the edge of the village, on Blewbury Road. The site is contiguous with the village, but not clearly connected to it.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
	Road access via Blewbury Road. Bridleway/footpath routes from the north edge of the site.
Does the site flood or could it create flooding /environmental issues?	Pass
	No known problems, but adjacent land has caused strong run-off after heavy rains.
Will development impact the CA or setting of the AONB?	Fail
	The site is not visible from the CA, but development would be intrusive into the wide views to the Chilterns and North Wessex Downs AONBs.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not in SHELAA and not offered in the call for sites

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Availability not assured, but to be investigated as part of a full assessment.

Site Name	South Fields
Site Address	D. South Field Central

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is separated from the village and would extend the built line significantly to the south
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal Road access via Blewbury Road. Footpath access possible except for a stretch of Blewbury Road which has no pavements.
Does the site flood or could it create flooding /environmental issues?	Pass The site is in EA Flood Zone 1. Soils are known to be water retentive so care would be needed.
Will development impact the CA or setting of the AONB?	Fail Development here would be visually intrusive and impair the wide views to and from the Chilterns and north Wessex Downs AONBs.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not offered in SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Impact on AONB, not available, not integrated with village .

Site Name	South Fields
Site Address	E. South Field South East

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail The site is remote from the village
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Fail The site is connected for vehicle traffic by Blewbury Road, but there is no safe footway.
Does the site flood or could it create flooding /environmental issues?	Pass The site is in EA Flood Zone 1. The stream at the southern boundary is in Zone 3
Will development impact the CA or setting of the AONB?	Fail Development here would be visually intrusive and impair wide views to and from the Chilterns and North Wessex AONBs

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not submitted to SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not intergrated with village, not accessible, not available.

Site Name	South Fields
Site Address	F. South Field North East

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Fail
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Marginal
Does the site flood or could it create flooding /environmental issues?	Pass
Will development impact the CA or setting of the AONB?	Fail

The site is remote from the village

Vehicle access could be provided to Blewbury Road at the SW corner. There is a rough bridleway on the northern boundary that could provide a long foot route to the village.

The site is in EA Flood Zone 1

Development would be visually intrusive and impair wide views to the Chilterns and North Wessex Downs AONBs

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Not included in SHELAA

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not integrated with village, impact on AONB, not available.

General Site Landscape Area	Western Village Fields (Village Hall and Manor Farm Lane Area)
Site Address	A. Main Rd, Land adjacent to Hagbourne Village Hall.

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass The site is close to the school and Village Hall in an area of mainly community use.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass On Main Road, opposite the school. Linked by footpaths to village.
Does the site flood or could it create flooding /environmental issues?	Pass There have been past problems of run-off into the adjacent Village Car Park
Will development impact the CA or setting of the AONB?	Marginal The site is on the edge of the CA. Development would impair views to the CA from the railway embankment.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Available 0-5yrs
Comment on availability	Outline planning permission has been granted for up to 74 houses

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	Reserved matters will be important

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Approve for long list
Comment	Concerns over impact on Conservation Area and the extent of building approved. Full assessment needed.

Site Name	Western Village Fields (Village Hall and Manor Farm Lane Area)
Site Address	C. Hagbourne Cemetery

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal The site is separated from the built village environment by the school playing field
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass Road access via Main Road. Foot access available, but a short stretch of Main Road has no pavement.
Does the site flood or could it create flooding /environmental issues?	Pass The site is in EA Flood Zone 1
Will development impact the CA or setting of the AONB?	Marginal Development would damage important views from the railway embankment towards the CA.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	Owned by Church and Parish Councils of EH and WH

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Not Viable
Comment if assumption incorrect	incalculable cost of reallocation

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not available, important community use.

Site Name	Western Village Fields (Village Hall and Manor Farm Lane Area)
Site Address	B. Hagbourne School Playing field

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Marginal
	The site is beyond the western built limit of the village
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass
	Road access from Main Road, also foot access via the same route
Does the site flood or could it create flooding /environmental issues?	Pass
	The site is in EA Flood Zone 1
Will development impact the CA or setting of the AONB?	Marginal
	Development would impair views towards the CA from the railway embankment.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	The site is leased to OCC for use as a playing field for Hagbourne School.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Not available, important community use.

Site Name	Western Village Fields (Village Hall and Manor Farm Lane Area)
Site Address	D. Fields in Manor Farm Lane (VF05)

SUITABILITY TEST	Select 'Pass', 'Fail', 'Marginal' or 'Partial'
Is the site closely related to, and well integrated with the village?	Pass The site abuts the western edge of the built village area.
Is the site easily accessible to EH services and facilities by both roads & footpaths?	Pass Road access available from Main Road at the northern boundary, Manor Farm Lane on the eastern boundary is a private road. Good footpath access to village
Does the site flood or could it create flooding /environmental issues?	Pass The site is in EA Flood Zone 1. Hacca's Brook to the south is in Zone 3
Will development impact the CA or setting of the AONB?	Fail The site is largely screened from the AONB, but is in a prominent position relative to the Church/Manor Farm complex. Development here would damage important views from the railway embankment towards the CA. The site has been recommended for designation as a Local Green Space in the NP.

AVAILABILITY TEST	Select 'Available 0-5yrs', 'Available 5-10yrs' or 'Not available'
Availability	Not available
Comment on availability	The land is included in SHELAA, but rated not available, not achievable.

VIABILITY TEST	Working assumption is that the site is 'viable' for Pre Screen unless current use makes this assumption improbable. Select 'Assumed Viable' or 'Not Viable'
Viability	Assumed Viable
Comment if assumption incorrect	

PRE-SCREEN CONCLUSION	Select 'Approve for Long List' or 'Reject'
Approve for long list?	Reject
Comment	Impact on the setting of the CA, recommended as Local Green Space, not available.

ATTACHMENT 2. THE SITE ASSESSMENT RESULTS ON THE 6 SHORT-LISTED SITES

The six sites identified as possible allocation sites and included in the full site assessment are shown in Figure 2.

This part of the review is intended to be purely factual

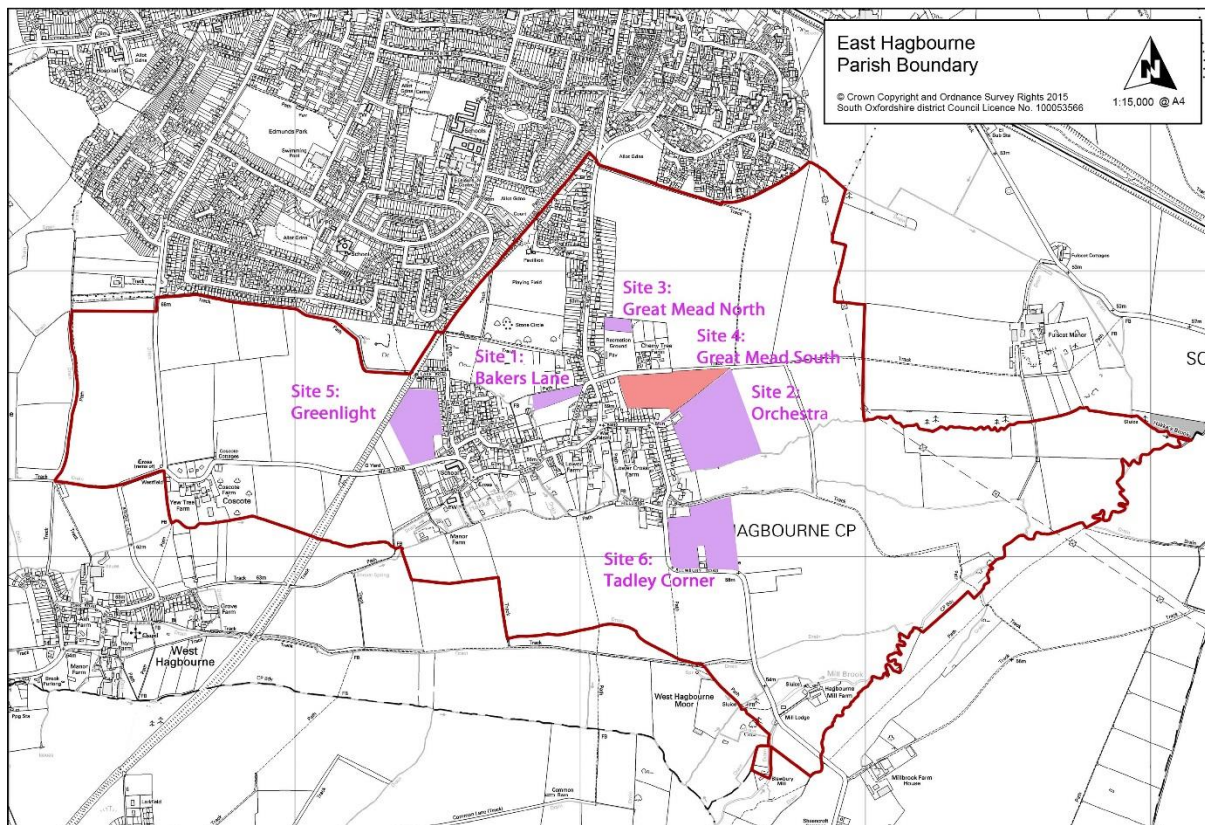


Figure 2 The six sites shortlisted for potential allocation

	Site 1	Site 2	Site 3
Site Name	Bakers Lane Paddock A	East Tadley Field A (Orchestra)	Great Mead North B
Site Address	Bakers Lane, Paddock A	off Blewbury Road	Field to north of Recreation Ground

Size of Site Assessment			
1	Estimate of gross site area (acres)	2	18
2	Estimate of houses: Gross area x 0.8 x 12 dwellings per acre (ie30 dph) as per SODC minimum. Auto calculated	19	173
			10

Location Assessment			
3	How far is the site from the centre of the village (ie the pub from centre of site, walking, shortest route, roads & footpaths)	0.39mi, c8min	0.57mi, c11min
			0.58mi, c12min
4	Would development create coalescence between East Hagbourne, Coscote and neighbouring settlements?	Not on its own. This part of the village is currently quite distinct, as an open space forming part of the Green Corridor.	No
5	What characteristics of this site would either help or hinder a development on this site to integrate with the village?	The site is relatively centrally placed so should integrate with the village.	The site extends beyond the existing built boundary of the village. Development close to Blewbury Road would be most likely to integrate.
			Modest site size and "backland" situation mean development strictly within the bounds of this plot would not create coalescence.
			Modest size of site indicates any development would be small compared to other sites. Proximity to Pavilion and play area could promote integration.

Traffic, Site Access and Movement			
6	Where is the main vehicular access to the site?	Off Bakers Lane close to junction with New Rd, shared with Passeys Garage, no 4 Bakers Lane, and 112 New Road. Bakers Lane is not adopted and is unmade. Its width is insufficient to accommodate a two way road of an adoptable standard.	Unadopted unmade farm track off Blewbury Rd. The access meets Blewbury Road where it turns 90 degrees to the South. Safety at this new junction will be a major issue.
			From an unadopted unmade up farm track to the East of New Road. The existing access track can only accommodate single file traffic.Width approx 3.6m.
7	Are there formal and/or informal footpaths across the site?	No footpaths but part of site is used as parking for Passeys Garage. There are footpaths along the northern site boundary well known for seasonal foraging.	No, but attractive wooded footpath 197/18 along northern boundary.
8	Are there footpaths linking site to centre of the village (pub)?	Yes. Note the Garage forecourt and Bakers Lane is both a shared footpath and unadopted road.	Yes
			Yes, from New road. Any development would need suitable pedestrian access to the site. Access road would need widening to provide footpath, but this is constrained by the adjoining houses.Side access to the property to North circa 1m.
9	Time to walk to: 1)Shop/Play area/Bus Stop 2)Pub 3)Church/School	Shop, play area, bus stop all within 5 mins; Pub, Church & School within 10 mins walking	Shop, play area, bus stop within 10 mins; Pub, Church & School within 15 mins walking
			Shop, play area & bus stop within 10 mins; Pub, Church & School within 15 mins walking

Flooding Assessment			
10	Is the site within or adjacent to an identified EA flood risk area?	The site is in Flood Zone 1 except for a narrow area to west, along Hacca's Brook, in Flood Zone 2	Most of the site is in Flood Zone 1. The southern boundary of the site is Hacca's Brook. The area adjacent to the stream is in EA Flood Zone 3.
11	Does the site have any history of flooding or drainage issues? If yes please describe.	None known. Haccas Brook to Western boundary.	The site borders Hacca's Brook which has caused flooding to local properties in the past. Flood prevention measures would be
			No. The site is in EA Flood Zone 1
			None known

Landscape / Rural character and quality			
12	Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	Remnant orchard trees, and hedgerow along both northern and western boundary (along Haccas Brook).	Hedgerows and trees are confined to the outer edge of the site along FP197/18 and along Hacca's Brook. Hacca's Brook is part of the village heritage and whilst this is not publically accessible along this part of its natural course any development on the site needs to be sensitive to this feature.
			The site contains a number of trees and hedges. The site not easily visible from public roadway, but is adjacent to and would impact on the character of the Recreation Ground.
13	Would a development on this site impact on the Village setting eg the soft transition between countryside and village / creation of hard boundaries?	A 'Important open space' as identified by the SODC Conservation Area character Study, 2000 would be lost. Remaining open space would be enclosed rather than open to fields	No impact from roads, but along the northern footpath the village boundary will increase. Development would be visible from the south on FP197/19 - view from south and east would depend on landscaping of the development. A sensitive site given its views towards the AONB.
			Would remove the open view to the north from the Recreation Ground, moving a potentially hard boundary of New Road development to the east.

	Site 1	Site 2	Site 3
Site Name	Bakers Lane Paddock A	East Tadley Field A (Orchestra)	Great Mead North B
Heritage & Culture			
14 Is the site visible from any heritage assets or listed buildings?	Setting of Listed building to South would be impacted	The site is not located near any heritage assets or Listed buildings.	No Listed buildings near by.
15 Is the site visible from other features of local historic interest? (eg local monuments, setting of historic routeways etc.)	Visible from Haccas Brook to west (no public access at this point).	The main effect would be the impact on Haccas's Brook.	Visible from the historic track, Great Mead.
16 Is the site within or visible from the Conservation Area?	The site is in the Conservation Area in an area identified as 'Important open space'.	Visible between houses from eastern end of the Conservation Area.	No
17 Are there any archaeology considerations?	Some ridge & furrow. Proximity to Haccas Brook makes archaeology a significant prospect.	Not known. Assessment would be required as location alongside Haccas's Brook make this a sensitive site.	None known
Setting (eg views in/out/through)			
18 Is the site clearly visible from roads, paths and open spaces? If so which ones?	From public roads, the site is only visible from Bakers Lane, but clearly visible from footpaths to east and north of site, from both Orchard Edge footpath and from the Millenium Wood footpath.	Visible from Blewbury Road when approaching from the south from Hagbourne Mill. Highly visible from footpaths to east, south and north of site.	Not visible from New Road. Visible from Recreation Ground and Great Mead bridleway. View from footpaths to the east would depend on level of screening.
19 Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	Not on a ridge. Would impact views of village from Bakers Lane and Orchard Hedge to north. Also visible from Millennium wood and parts of North Croft	On land gently rising from south to north. Development would impact views of the village from footpaths from east and south.	Not on a ridge. Back land type so view impact is minor except from Recreation Ground and Great Mead.
20 Would development impact on views or the setting of the AONB?	AONB not visible from site.	The AONB is visible from the site, and from FP197/18 along the northern boundary. The site is visible from the AONB.	AONB not easily visible from site or vice versa, but views from the Recreation Ground to the NE would be impacted.
21 Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	In the Conservation Area, and the 2000 Character study identified this area as 'important open space' with important views in the CA.	Unlikely to impact	Not in Conservation Area, or likely to impact views of historic buildings.
Ecology & wildlife			
22 Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	not known	Haccas's Brook habitat is important for wildlife	Not known.
23 Are there any known protected species such as bats, amphibians, mammals etc?	not known	None known	Not known.
24 Are any trees protected by preservation orders (TPO's)?	No known TPOs. Trees along Haccas Brook are designated 'important trees' in SODC's 2000 Character Study.	None known. Trees along Haccas's Brook have wildlife/scenic value (EH Character Assessment Fig 27)	Not known.
Agriculture / Current use of Site			
25 What is the current use of the site?	Paddocks	Working agricultural arable field	Site not in use - rough grassland
26 What grade Agricultural land is the site?	Grade 2/3a best and most versatile agricultural land	Grade 2/3a best and most versatile agricultural land	Grade 2/3a best and most versatile agricultural land
27 Is the site used for formal or informal recreational activities?	Private horse & pony paddocks, and related recreational activities.	No	No
Title / Legal restrictions / Tenure issues			
28 Are there any known title issues? (eg electricity pylons or restrictive covenants etc)	Known title issues. Land Registry Charge of 1993 binds owners to 'no building or development . . . other than the erection of small agricultural buildings or stabling . . '	None identified	None known.
29 Does existing tenure impact on development? If so how?	There is an existing agreement for garage parking on the land adjoining Bakers Lane.	Owner to confirm	Access from New Road not feasible without cooperation of adjoining properties.

		Site 1	Site 2	Site 3
Site Name		Bakers Lane Paddock A	East Tadley Field A (Orchestra)	Great Mead North B
Other Plans / Assessments				
30	Would development be consistent with the SODC Local Plan, Draft NP, DGT or other local plans?	Local Plan: Could only partly meet requirement of Policy H8 for the 5-10% increase in houses. The site is large enough to contribute to the supply of affordable housing as required by Policy H9.	Local Plan: The site is large enough to meet the requirement of Policy H8 for a 5-10% increase in the number of houses. The site is large enough to contribute to the supply of affordable housing as required by Policy H9.	Local Plan: Could only partly meet requirement of Policy H8 for a 5-10% increase in houses. The site is not large enough to contribute to the supply of affordable housing as required by Policy H9.
		EH Neighbourhood Plan Policies: Development would be contrary to policy E1, maintain and enhance green spaces.	EH Neighbourhood Plan Policies: Could potentially provide new green space (policy E1); neutral on E2 (biodiversity); would remove part of scenic footpath 197/18, but could create new footway along stream; potential to enhance access to and quality of Hacca's Brook for recreation and flood control.	EH Neighbourhood Plan Policies: Could be overbearing on Recreation Ground (E1);
		Didcot Garden Town Oct 2017: The site lies in the proposed Green Buffer (Fig 8.7, p238)	Didcot Garden Town Oct 2017: The site lies in the proposed Green Buffer (Fig 8.8, p239). Water course improvements could contribute to Landscape Priority 7 (p262)	Didcot Garden Town Oct 2017: The site lies in the proposed Green Gap (Fig 8.7, p238)
31	Would development address recommendations from the character assessment?	Development would negatively impact views into and from the Conservation Area (Fig 41). Would damage surviving ridge & furrow (Fig 6b). Would impair the soft transition from village to arable and town (p63).	Development would negatively impact views into and from the Conservation Area (Fig 41). Development in this area would be visually intrusive (p69). However development could contribute to improved stream maintenance (p69)	Development would impair the soft transition to the wider arable landscape (p73).
Development proposals				
32	Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	No	Yes	No
33	What's the status of the plans / proposals?		The developers have conducted two public consultation meetings. A planning application is expected imminently	
34	How many dwellings proposed		c. 78	
35	Are there / Were there any benefits being offered to the community as part of the plans?		The developer proposes to transfer a portion of site to the Parish Council for future community (unspecified) use. Proposed drainage scheme along Hacca's Brook could have wider benefits to lower part of Blewbury Road and Tadley to help flooding issues, but will need to a full assessment of impact. Damage to the environment and ongoing maintenance are both concerns here to be considered further at the evaluation stage. There is a proposal for a public footpath alongside Hacca's Brook - further details needed to evaluate possible benefits.	
36	Briefly describe the character / nature of the proposals		Early stage, but consultation indicates the proposal will be standard market and affordable residential. Vernacular and detailed design to be Reserved Matters so no detail provided. (Opportunity here to influence mix to suit local needs).	

	Site 4	Site 5	Site 6
Site Name	Great Mead South	Western Village Plotlands A (Greenlight)	South Fields (Tadley Corner)
Site Address	Paddocks to the south of Great Mead. All four paddocks are considered as one site.	Main Rd, Land adjacent to Hagbourne Village Hall	Tadley Corner, Off Blewbury Rd.

Size of Site Assessment			
1	Estimate of gross site area (acres)	10	8.67
2	Estimate of houses: Gross area x 0.8 x 12 dwellings per acre (ie30 dph) as per SODC minimum. Auto calculated	96	83
			10
			96

Location Assessment			
3	How far is the site from the centre of the village (ie the pub from centre of site, walking, shortest route, roads & footpaths)	0.5mi, c10min	0.26mi, c5min
			0.53mi, c11min
4	Would development create coalescence between East Hagbourne, Coscote and neighbouring settlements?	No	No
5	What characteristics of this site would either help or hinder a development on this site to integrate with the village?	The site proximity is close to the shop, playground and Pavilion which could encourage new residents to integrate with the village.	Location close to the school and village centre would encourage integration. The location of the site also makes it suitable for community uses as it adjoins the Village Hall/car park and is opposite the school.
			The site is close to, but on the Southern fringe of the village and could be perceived as a "ribbon" extension of the village.

Traffic, Site Access and Movement			
6	Where is the main vehicular access to the site?	From Great Mead (Bridleway 197/17). Great Mead is unadopted and is mainly unmade. The current width would not allow an adoptable standard two way road. The precise access point is to be confirmed - there are currently multiple access points from Great Mead to each paddock. Great Mead Junction with New Road would need consideration especially if Bakers Lane has further development.	From Main Road
			No existing access from Blewbury Road, but no obvious impediment to creating one.
7	Are there formal and/or informal footpaths across the site?	There are no paths across the site.	No. There is an private footpath to the front of the site, giving access to the school playing field.
			No.
8	Are there footpaths linking site to centre of the village (pub)?	Currently bridleway and footpath access. Road improvements along Great Mead would be needed to maintain safe access on foot.	Yes, although one narrow part of Main Road is without pavements. Alternative routes are available but may need upgrading.
			Bridleway 197/19 runs along the north of the site and provides pedestrian access to Blewbury Road.
9	Time to walk to: 1)Shop/Play area/Bus Stop 2)Pub 3)Church/School	Shop, play area, bus stop within 5 mins; Pub within 10 mins; Church & School within 15 mins walking	Church, School & pub within 5 min walk; Shop, play area and bus stop within 15 mins walking
			Shop, Play area, Bus stop & pub within 15 mins; Church & School within 20 mins walking

Flooding Assessment			
10	Is the site within or adjacent to an identified EA flood risk area?	No. The site is in EA Flood Zone 1	EA Flood Zone 1, but northern boundary is adjacent to Lake Road in Flood Zone 2.
			Site is in EA Flood Zone 1, but the stream immediately to the north is in Flood Zone 3.
11	Does the site have any history of flooding or drainage issues? If yes please describe.	Neighbours report that the fields suffer from flooding. The site lies above Blewbury Road and investigation would be needed.	There is a history of run-off from the field into the adjacent Village Car Park. Concerns from residents over flooding of
			Land to the south of the village can become saturated after prolonged rain, potentially releasing water to surrounding areas

Landscape / Rural character and quality			
12	Does the site contain notable natural features (e.g. trees, hedgerows, water), landform, or buildings that contribute to local landscape / rural character?	The existing field / paddock network along Great Mead is quite open in character, but the mature and lightly maintained hedgerows along Great Mead and FP197/18 to the south east give a sense of enclosure and isolation.	Hedgerows and trees confined to outer edge of site. The site is adjacent to Hagbourne Village Hall to the east and to the Cemetery with its wildflower meadow to the west and is bounded by the SUSTRANS route along the railway embankment to the NW.
			Trees and hedges are on the northern and partially along western boundary.
13	Would a development on this site impact on the Village setting eg the soft transition between countryside and village / creation of hard boundaries?	This area provides a soft transition between the built environment and the wider arable fields. There is a risk that development could impair this transition and introduce hard boundaries.	Development would change the existing open, scenic and community use character of the area.
			This is a gateway site to the Village and development would need careful design. Also careful consideration as to how the isolated bungalow could be incorporated in an appropriate and acceptable way. Not easy to see how the site can avoid hard boundaries between village and countryside.

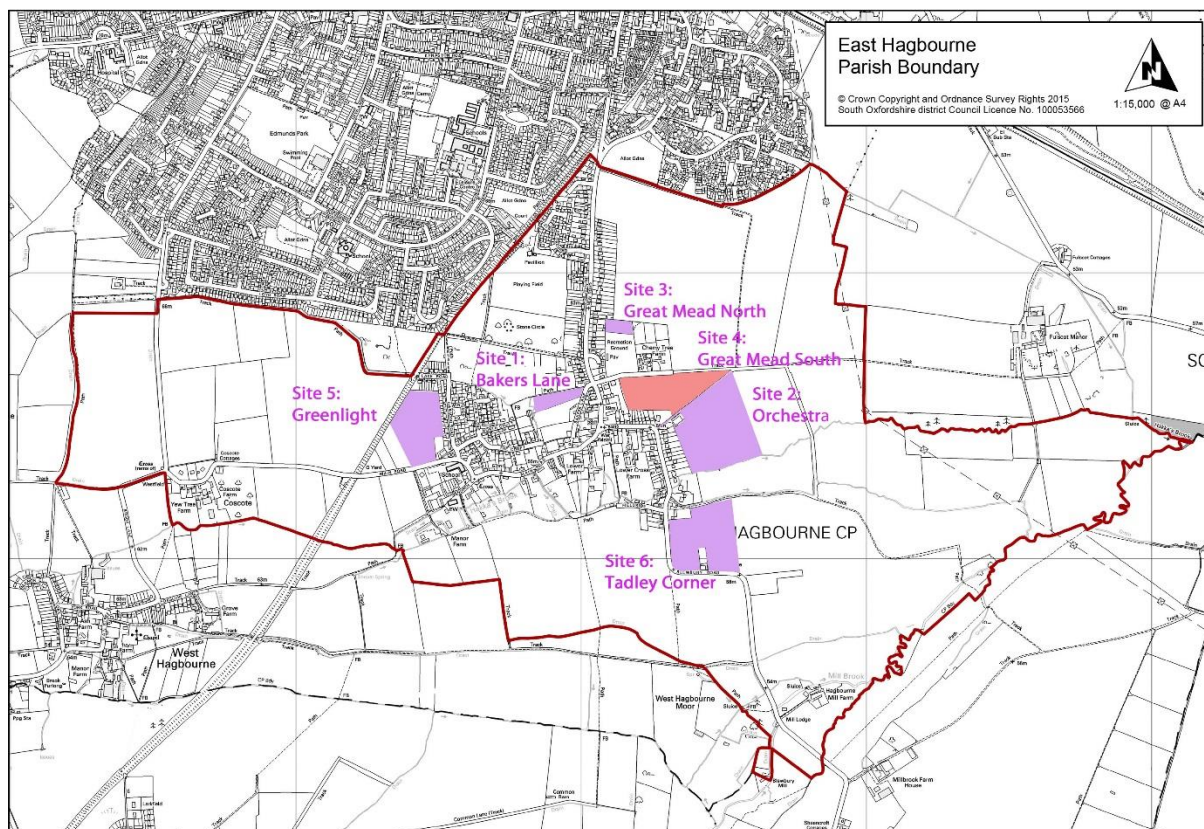
Site Name	Site 4	Site 5	Site 6
	Great Mead South	Western Village Plotlands A (Greenlight)	South Fields (Tadley Corner)
Heritage & Culture			
14 Is the site visible from any heritage assets or listed buildings?	Listed barn and buildings of local note nearby on New Road/Blewbury Road	No Listed buildings affected directly.	Listed buildings near by at Tadley, but not directly in line of sight.
15 Is the site visible from other features of local historic interest? (eg local monuments, setting of historic routeways etc.)	Great Mead is a historic routeway leading to Fulscot (EH Character Assessment p36)	The site is highly visible from the Sustrans route along the former railway embankment. The views across the site are to the Grade 1 Listed Church and Conservation Area	Would impact on setting of Bridleway 197/19, part of the old cattle route to the Great Meadow
16 Is the site within or visible from the Conservation Area?	No	The site is within 50m from the edge of the Conservation Area.	No
17 Are there any archaeology considerations?	Ridge and furrow exist on the land, otherwise none known.	Evidence for prehistoric and Romano-British activity on site. There is evidence of an enclosure with internal features possibly associated with later prehistoric activity (Greenlight Study)	Not known
Setting (eg views in/out/through)			
18 Is the site clearly visible from roads, paths and open spaces? If so which ones?	Not visible from roads, but visible from footpaths / bridal path to north and footpath to south east.	Highly visible from the Sustrans route, footpaths 197/10-11 and from Main Road.	Highly visible from Blewbury Rd to west and south, and from bridleway and footpaths both along northern boundary, but also other foot paths to the south of the village.
19 Is the site on a ridge or otherwise prominently located within important views in to or out of the settlement?	The site is on high ground relative to Blewbury Road and development would be highly visible to Blewbury Road houses.	Important village entrance site.	The site is not on a ridge, but is prominent by virtue of its corner location and gateway location to village.
20 Would development impact on views or the setting of the AONB?	The site is hidden from Main Rd and screened from the AONB by hedges to north and southeast boundaries	Limited impact on AONB	The distant views of the Chilterns/Wessex Downs AONBs would be impacted, not just from site but also from anywhere along south fields boundary of the village.
21 Would development impact on the setting of the conservation area, or of historic buildings or any other local monuments?	Not in Conservation Area. Development would be likely to impact views of historic buildings in New Road/Blewbury Road.	Limited direct impact, except for views from railway embankment across site to Church/Conservation Area.	The site is not in the Conservation Area, or likely to impact views of historic buildings.
Ecology & wildlife			
22 Does the site contain significant habitats on site e.g. wetland, wildflower meadows, woodland?	The mature hedges along Great Mead provide habitat for wildlife.	None known.	Bridleway 197/19 follows the stream channel and is well vegetated giving a rural feel and providing habitat for wildlife.
23 Are there any known protected species such as bats, amphibians, mammals etc?	None known (reindeer!?)	Residents have reported bats nesting behind gardens on Lake road. Noted that Ecology Solutions have done Phase 1 survey. Limited value to most species due to agricultural use of site.	Not known - most likely environment is bridleway/stream to north.
24 Are any trees protected by preservation orders (TPO's)?	None known	No.	None known
Agriculture / Current use of Site			
25 What is the current use of the site?	Paddocks & associated buildings.	Agricultural (arable)	Agricultural (arable)
26 What grade Agricultural land is the site?	Grade 2/3a best and most versatile agricultural land	Grade 3a best and most versatile agricultural land, source Land Research Associates.	Grade 2/3a best and most versatile agricultural land
27 Is the site used for formal or informal recreational activities?	Site used as private paddocks and associated uses.	Playing field dedicated to school use. Hagbourne Village Hall immediately to the east is used by the Pre-School who have a playground.	No, currently used for agricultural purposes and provides wide views.
Title / Legal restrictions / Tenure issues			
28 Are there any known title issues? (eg electricity pylons or restrictive covenants etc)	Not known. Development of whole site would require cooperation of multiple owners. Possible access upgrade required.	None identified	Low voltage electricity cables run across the site.
29 Does existing tenure impact on development? If so how?	Not known.	Playing field is currently leased for school use.	not known

		Site 4	Site 5	Site 6
Site Name		Great Mead South	Western Village Plotlands A (Greenlight)	South Fields (Tadley Corner)
Other Plans / Assessments				
30	Would development be consistent with the SODC Local Plan, Draft NP, DGT or other local plans?	Local Plan: If the whole site were developed, it could more than meet the requirement of Policy H8 for a 5-10% increase in the number of houses. The site is large enough to contribute to the supply of affordable housing as required by Policy H9	Local Plan: The approved proposal to build up to 74 houses, would meet the requirement of Policy H8 for a 5-10% increase in the number of houses. The site is large enough to contribute to the supply of affordable housing as required by Policy H9.	Local Plan: If the whole site were developed, it could more than meet the requirement of Policy H8 for a 5-10% increase in the number of houses. The site is large enough to contribute to the supply of affordable housing as required by Policy H9
		EH Neighbourhood Plan Policies: Could provides some green space (E1) ; potential loss of biodiversity (E2). Development could be contrary to the recommendations in p73, "The grasslands and mature hedges should be retained and enhanced where possible for their wildlife and to maintain a sense of tranquility".	EH Neighbourhood Plan Policies: Development would result in loss of views to the historic village and extend the built envelope (VC1 & VC2).	EH Neighbourhood Plan Policies: Development would harm views from the south fields to the Chilterns and Wessex Downs AONBs. Potential to create some green space (E1).
		Didcot Garden Town Oct 2017: The site lies in the proposed Green Buffer (Fig 8.7, p238). Could potentially create green space, landscape priority 8, p266	Didcot Garden Town Oct 2017: The site is within the proposed Green Buffer (Fig 8.7, p238)	Didcot Garden Town Oct 2017: The site lies in the proposed Green Buffer (Fig 8.8, p239)
31	Would development address recommendations from the character assessment?	Would damage surviving ridge & furrow (Fig 7)	Development would negatively impact views into and from the historic village (Fig 41). Intensive development would be contrary to recommended mixed use with a focus on community facilities (p64)	This area is visually important for the extensive views it provides towards the Downs and Chilterns and towards the village (Fig 41, p68). Any development in this area would be visually intrusive.
Development proposals				
32	Have there been any development proposals within past 5 years or are there any plans being prepared? Yes or no. If Yes then:	Application P13_S1789/FUL for change of use to a single residential house in Paddock 1 was refused. An application P17/S3609 for a single dwelling on Paddock 4 is currently being assessed by SODC. No other formal applications in the past 5 years.	Yes - Greenlight proposal P17/S2469	No. Availability of the land for development needs to be ascertained.
33	What's the status of the plans / proposals?	See Qu32	Outline planning has been granted subject to Reserved Matters	
34	How many dwellings proposed	1	74	
35	Are there / Were there any benefits being offered to the community as part of the plans?	No	The playing field is to be transferred to ownership of OCC. Some additional car park spaces are planned (14 spaces), but insufficient to meet the expected future need, and some current on-road spaces will be lost.	
36	Briefly describe the character / nature of the proposals	Single dwelling	Standard Market/affordable housing at medium density is proposed. No indication of tailoring the scheme to meet specific housing needs (first time buyers/elderly/bungalows) has been given. Style and detailed design are subject to Reserved Matters. There is some recognition of the importance of this site as a gateway to the village by setting back the development by approx 50m from the road so maintaining a transition from countryside to urban setting.	

ATTACHMENT 3. THE SITE EVALUATION RESULTS ON THE 6 SHORT-LISTED SITES AND RECOMMENDATIONS FOR ALLOCATION.

The Evaluation process drew on the factual information in the site assessments and in addition evaluated the relative importance of each of the topics reviewed. In addition, a fuller assessment of the Availability of each site was made including the responses, where available, from land owners.

Site 4, Great Mead South, had been treated as a single site throughout the assessment stage, however feedback from land owners indicated that some of them would prefer to develop their land independently. Two additional scenarios for parts of site 4 were therefore evaluated and these are shown at the end of this attachment as sites 4a and 4b.



The six sites shortlisted for potential allocation

Site Number		1	2
Site Name		Bakers Lane, Paddock A	East Tadley Field A (Orchestra)
Related questions in Site Assessment		↓	
SUITABILITY			
1	Consistency with other local policies:		
	Would development be consistent with the SODC Local Plan, Draft NP including Character Assessment and Didcot Garden Town plans?	30, 31 Could partially meet the Local Plan requirement of 5-10% growth. If developed, would with the existing consent for 74 houses, cumulatively exceed the requirements of the Local Plan. Development contrary to EHNP E1 to maintain green spaces. Marked red because site is in Conservation Area, would impair soft transition and views in/out. In DGT proposed green buffer zone.	Could meet the Local Plan requirement of 5-10% growth using part of the site. If developed, would with the existing consent for 74 houses, cumulatively exceed the requirements of the Local Plan. Would remove part of FP197/18, but potentially open new access to the stream and could provide new public green space. Impact on stream and biodiversity dependent on design of plan. In DGT proposed green buffer zone, potential for improvements to water course contributing to Landscape Priority 7.
2	Site Access		
	Access: Is the site easily accessible via both road and footpath?	6, 8 The site is accessible from Bakers Lane which is a footpath and unadopted road. Width needs to be assessed. Part of the site is leased as parking for Hagbourne Garage.	Access is from an unadopted farm track off Blewbury Road. There is an adjacent footpath and safe walkways to the village centre. The access road would enter Blewbury Road on a sharp bend. The width of the access road needs to be assessed.
3	Flood risk		
	Flooding 1: Is there a flooding issue?	The site is in Flood Zone 1 except for a narrow area to west, along Hacca's Brook, in Flood Zone 2. The site has no history of flooding	Most of the site is in Flood Zone 1. The southern boundary of the site is Hacca's Brook. The area adjacent to the stream is in EA Flood Zone 3. The site has no history of flooding
	Flooding 2: Is there evidence that a sustainable drainage scheme could be achieved?	10, 11 Local ground structure may impede soil drainage. Adjacent stream has limited capacity.	Local ground structure may impede soil drainage
	Flooding 3: Would development worsen or mitigate any flooding in the area?	A tributary of Hacca's Brook lies just to the west of the site. Increased discharge into this channel could exacerbate flooding downstream.	Hacca's Brook lies immediately to the south of the site, just downstream of an area that experiences flooding. Additional discharge from development could worsen this unless effective mitigating measures are incorporated
4	Contamination		
	Is there any known land contamination on the site?	There is no known contamination on the site	There is no known contamination on the site
5	Access to services and facilities		
	Is the site easily accessible to East Hagbourne services and facilities (shop/ play area /pub /church school etc)	3, 8 0.39 miles to village centre. Well linked to village by safe footpaths	0.57 miles to village centre by safe footpaths
6	Impact on environmental features (national & local)		
	Ecology: Would the development have a positive or negative impact on local ecology or wildlife?	12, 22, 23, 24 Hedgerows and trees to north and west of site. Impact neutral with good management.	Hacca's Brook is important for wildlife. Impact neutral with good management. Extreme care needed with any development around Hacca's Brook given historical and
	Agriculture: Is the land in productive agricultural use?	26 Land is in use as paddocks. Loss of Grade 2/3a best and most versatile agricultural land	Loss of Grade 2/3a best and most versatile agricultural land
7	Integration with the existing community		
	Proximity to the site in close proximity to East Hagbourne and can development here be well integrated into the community?	3, 5 The site is relatively centrally placed so should integrate with the village.	The site extends beyond the existing built boundary of the village. Development close to Blewbury Road would be most likely to integrate. Concerns about the more outlying areas of
8	How many houses could the site potentially deliver?		
	Potential housing numbers	1, 2, 34 The site could deliver around 19 units	A planning proposal has been submitted for 78 units.
9a	Sustainability with respect to traffic		
	Would development have an adverse or positive impact on traffic, parking, road safety?	6, 7, 8, 9 Development could compromise existing parking for Hagbourne Garage. This area is already congested, because of its proximity to the shop and garage and the narrow nature of Bakers Lane, opposite Great Mead.	Site access onto Blewbury Road may be problematic and mitigation could have an urbanising effect. We have concern over the additional traffic on a winding village road both at Lower Cross and leaving the village.
9b	Sustainability with respect to existing community facilities.		
	Would development have a positive or negative impact on local services?	6, 7, 8, 9 New population close to facilities - expected to be positive	New population, but fairly far from village facilities - expected to be neutral on its own, but in conjunction with the existing planning permission on Site 5 would represent overdevelopment, hence marked amber

Site Number		1	2
Site Name		Bakers Lane, Paddock A	East Tadley Field A (Orchestra)
Related questions in Site Assessment		↓	
10	Impact on the setting of the village		
	Coalescence: Would development encourage coalescence between settlements?	4	Development would not on its own create coalescence.
			No
	Setting: Would development impact on the setting of local landscape features, Listed Buildings or important views into or out of the settlements?	13, 14, 18, 19	A 'Important open space' as identified by the SODC Conservation Area character Study, 2000 would be lost. Remaining open space would be enclosed rather than open to fields. Would impact views of village from Bakers Lane and Orchard Hedge to north. Setting of Listed building to South would be impacted.
			Development would be visible from the south on FP197/19 - view from south and east would depend on landscaping of the development. On land gently rising from south to north. We consider that development would adversely impact views of the village from footpaths from east and south.
	CA & AONB: Would the development impact on the Conservation Area or the setting of the AONB?	14, 15, 16, 17, 20, 21	The site is in the Conservation Area in an area identified as 'Important open space'. Some ridge & furrow would be lost
			The site is visible between houses from eastern end of the Conservation Area. Development would impair views of the AONB from FP197/18 along the northern boundary. The site is visible from the AONB.
11	Impact on other village/community uses		
	Would development impact (positively or negatively) on any other community needs and uses? i.e. identify any benefits potentially on offer, and identify community loss if site developed for residential.	25, 27, 35, 36	Loss of Important Green Space. Overall Neutral
			Current developer has proposed to transfer a portion of site to the Parish Council for future community (unspecified) use. Proposed drainage improvements could have wider benefits to lower part of Blewbury Road and Tadley to help flooding issues, but will need to a full assessment of impact. Damage to the environment and ongoing maintenance are both concerns here to be considered further at the evaluation
OVERALL SUITABILITY RATING			
	Comments:	Unsuitable: Will cause traffic issues with conflict between garage, shop, residents and pedestrians on Bakers Lane. We give great importance to the fact that the site is in the Conservation Area in an area identified as "important open space". Development would impact the setting of a Listed Building. Development here would be in conflict with NP proposals for Local Green Space and would divide a proposed Green Space in two.	Potentially Suitable: We have concerns over safety and traffic where the access road would enter Blewbury Rd on a sharp bend. Flooding is a known issue in this part of the village, and suitable flood mitigation works would be needed. Large scale development would extend into open countryside would impair views to and from the AONB.
AVAILABILITY			
	Are the owners willing to make the site available? If so over what timescales?		Was offered in call for sites, but not a preferred option for landowner at present.
			Yes
	Can it be shown how vacant possession can be secured?		Unclear. Front part of land currently used as parking for the village garage.
			Yes
	Planning: does the site have planning permission; an application pending or refused; an allocation?		No previous planning applications for housing are known for this site.
			An outline application for 78 dwellings has been submitted.
	Restrictions: Is the site free of development restrictions such as power cables, water mains, restrictive covenants?	28, 29	There is a restrictive Covenant on the Land Registry title against housing development which could prevent housing development. Status unclear, so not available unless this is
			Developer says yes.
ACHIEVABILITY / VIABILITY			
	Economic viability: is there any reason why the site may be considered uneconomic to develop? (eg physical, access or legal issues?)	32, 33, 34, 35, 36	Restrictive covenant against further development.
			Assumed viable
OVERALL CONCLUSION			
	Is the site suitable for allocation?	Unsuitable. Would impair an open green space within the Conservation Area. Restrictive covenant casts doubt on achievability.	Potentially suitable: depending on plan details, in particular traffic management at Blewbury Road, and how any development addresses the sensitive issues of Hacca's Brook.
	Is the site preferred for allocation?	No : Unsuitable	No : Traffic and access issues for this site are exacerbated by the site exiting onto a sharp bend. The site is further from the historic centre than site 5, but in walking distance of village facilities. Development here would potentially offer an area of community land and access to Hacca's Brook. Construction traffic would need to enter the site via New Road/Blewbury Road, both of which are highly populated. Development here would extend the built line into open countryside to the east and impact views to and from the AONB. Achievability is less certain than for site 5, since planning permission has not been granted and there are significant issues still to be resolved. Development here, having regard to the already agreed planning permission for site 5 would increase the number of houses in the village by more than 30%, vastly exceeding the expectations of the emerging Local Plan. In many ways, sites 2 and 5 are well balanced, however having regard to the intrusion into open countryside and impact on views for site 2, its access onto a sharp bend and the impact on total housing numbers given the existing planning approval for Site 5, this is not our preferred site for allocation.

Site Number		3	4
Site Name		Great Mead North B (north of Rec ground)	Great Mead South (Paddocks 1-4)
Related questions in Site Assessment			
SUITABILITY			
1	Consistency with other local policies:		
	Would development be consistent with the SODC Local Plan, Draft NP including Character Assessment and Didcot Garden Town plans?	30, 31	<p>The is small, could not meet the Local Plan requirement of 5-10% growth on its own. If developed, would with the existing consent for 74 houses, cumulatively exceed the requirements of the Local Plan. Not large enough to contribute to affordable housing. Development would be detrimental to existing green space at Recreation Ground (EHNP E1). Development would impair the soft transition to the wider arable landscape. In DGT proposed green buffer zone.</p> <p>Could meet the Local Plan requirement of 5-10% growth using part of the site. If developed, would with the existing consent for 74 houses, cumulatively exceed the requirements of the Local Plan. Some loss of biodiversity (EHNP E2). Loss of mature hedges and sense of tranquillity, contrary to CA recommendations p73. In DGT proposed green buffer zone</p>
2	Site Access		
	Access: Is the site easily accessible via both road and footpath?	6, 8	<p>The site access is a narrow track which is insufficiently wide to accommodate vehicle and foot traffic. Safe footways from the entrance into the village. Widening of the access track would not be possible without additional land being made available from adjoining house owners, and possible demolition.</p> <p>Access would be from Great Mead which is a bridleway and unadopted road. The portion to the edge of the site is tarmac, but beyond is unpaved. Road improvements along Great Mead would be needed to maintain safe access on foot and by vehicle. There are safe footways onward to the village. Amount of road work would depend on how far along Great Mead access to the site would be required. Improvements to allow increased traffic would require widening, subject to discussion with adjoining house owners.</p>
3	Flood risk		
	Flooding 1: Is there a flooding issue?		<p>The site is in EA Flood Zone 1. The site has no history of flooding.</p> <p>The site is in EA Flood Zone 1. The site has no history of flooding although neighbours to the south have reported some run-off.</p>
	Flooding 2: Is there evidence that a sustainable drainage scheme could be achieved?	10, 11	<p>Local ground structure may impede soil drainage</p> <p>Local ground structure may impede soil drainage</p>
	Flooding 3: Would development worsen or mitigate any flooding in the area?		<p>There is no adjacent water course. If infiltration is not possible, discharge would need to be made to the sewer.</p> <p>There is no adjacent water course. If infiltration is not possible, discharge would need to be made to the sewer.</p>
4	Contamination		
	Is there any known land contamination on the site?		<p>There is no known contamination on the site</p> <p>There is no known contamination on the site</p>
5	Access to services and facilities		
	Is the site easily accessible to East Hagbourne services and facilities (shop/ play area /pub /church school etc)	3, 8	<p>0.58 miles to village centre by safe footways. Access on to New Road would need improving</p> <p>0.5 miles to village centre by safe footways. Access would need improving</p>
6	Impact on environmental features (national & local)		
	Ecology: Would the development have a positive or negative impact on local ecology or wildlife?	12, 22, 23, 24	<p>Site is currently 'wild', but no known important species.</p> <p>The mature and lightly maintained hedgerows along Great Mead and FP197/18 provide good wildlife habitat.</p>
	Agriculture: Is the land in productive agricultural use?	26	<p>Grade 2/3a best and most versatile agricultural land, but currently unused.</p> <p>Loss of Grade 2/3a best and most versatile agricultural land. Land currently in use as paddocks</p>
7	Integration with the existing community		
	Proximity to the site in close proximity to East Hagbourne and can development here be well integrated into the community?	3, 5	<p>Modest size of site indicates any development would be small compared to other sites. Proximity to Pavilion and play area could promote integration.</p> <p>The site proximity is close to the shop, playground and Pavilion which could encourage new residents to integrate with the village.</p>
8	How many houses could the site potentially deliver?		
	Potential housing numbers	1, 2, 34	<p>The site could deliver around 10 units</p> <p>Development of the whole site could deliver up to 96 units.</p>
9a	Sustainability with respect to traffic		
	Would development have an adverse or positive impact on traffic, parking, road safety?	6, 7, 8, 9	<p>New Road can be difficult to negotiate because of parked vehicles. Narrow access from site would need careful consideration</p> <p>Road access from a large development onto New Road directly opposite the shop, garage and Bakers Lane would need careful consideration. There have already been requests for a pedestrian crossing at this point.</p>
9b	Sustainability with respect to existing community facilities.		
	Would development have a positive or negative impact on local services?	6, 7, 8, 9	<p>Small new population, close to village facilities - expected to be neutral</p> <p>New population close to facilities - expected to be positive</p>

Site Number		3	4
Site Name		Great Mead North B (north of Rec ground)	Great Mead South (Paddocks 1-4)
Related questions in Site Assessment			
10	Impact on the setting of the village		
	Coalescence: Would development encourage coalescence between settlements?	4 Modest site size and "backland" situation mean development strictly within the bounds of this plot would not create coalescence, but could open way to fields to the north..	No direct effect on coalescence, but would diminish the Green Corridor in an area designated as Buffer Zone by DGT and identified as an important green space in the EH character Assessment..
	Setting: Would development impact on the setting of local landscape features, Listed Buildings or important views into or out of the settlements?	13, 14, 18, 19 Would remove the open view to the north from the Recreation Ground and Great Mead	The soft transition between the built environment and the wider arable fields would be impaired. The site is on high ground relative to Blewbury Road and development would be highly visible to Blewbury Road houses and impact the setting of listed buildings.
	CA & AONB: Would the development impact on the Conservation Area or the setting of the AONB?	14, 15, 16, 17, 20, 21 AONB not easily visible from site or vice versa, but views to the NE from the Recreation Ground would be impacted	Close to the Conservation Area. Development would be likely to impact views of historic buildings in New Road/Blewbury Road. Screened from the AONB by hedges to north and southeast boundaries.
11	Impact on other village/community uses		
	Would development impact (positively or negatively) on any other community needs and uses? i.e. identify any benefits potentially on offer, and identify community loss if site developed for residential.	25, 27, 35, 36 The site lies just to the north of the Recreation Ground, so could be a valuable site for community use. Development for housing would remove that possibility.	No identified benefits or issues
OVERALL SUITABILITY RATING			
Comments:		Unsuitable: A small site that cannot deliver housing needs in isolation. Access too narrow and widening needs additional land to be made available. Housing allocation here would preclude any expansion of village community facilities.	Unsuitable: Traffic issues for this scale of housing at junction with Great Mead and New Rd, an already busy area with shop, garage and Bakers Lane junction all in close proximity. This density of housing would negatively impact the soft transition between open countryside and village.
AVAILABILITY			
	Are the owners willing to make the site available? If so over what timescales?	Land was submitted for SHELAA, but owner has not responded to our site assessment letter, hence not currently available.	Land is not in SHELAA, but two plots put forward under call for sites. Only the owners of Paddocks 1 & 2 have responded to the site assessment letters. Owners of Paddock 1 do not support development of the whole site, but want their site to be considered individually.
	Can it be shown how vacant possession can be secured?	Assumed VP already in place	It seems unlikely that land owners would be able to work together to deliver the whole site.
	Planning: does the site have planning permission; an application pending or refused; an allocation?	We have no knowledge of any earlier planning applications for housing in this land.	Applications for single dwellings on some of the sites have previously been rejected. Paddock 4 had planning application for a single dwelling rejected at Planning Committee on 31st January 2018.
	Restrictions: Is the site free of development restrictions such as power cables, water mains, restrictive covenants?	28, 29 Assumed no restrictions other than access issues discussed above	No limitations known
ACHIEVABILITY / VIABILITY			
	Economic viability: is there any reason why the site may be considered uneconomic to develop? (eg physical, access or legal issues?)	32, 33, 34, 35, 36 Uncertain. Development would possibly require demolition to achieve access.	Assumed viable
OVERALL CONCLUSION			
	Is the site suitable for allocation?	Unsuitable for housing allocation, because of small size, access difficulties and impact on Recreation Ground. Potentially suitable for community use if access issues can be resolved	Unsuitable: Traffic concerns and availability
	Is the site preferred for allocation?	No : Unsuitable	No : Unsuitable

Site Number		5	6
Site Name		Western Village Plotlands A (Greenlight)	South Fields C (Tadley Corner, Blewbury Rd)
Related questions in Site Assessment		↓	
SUITABILITY			
1	Consistency with other local policies:		
	Would development be consistent with the SODC Local Plan, Draft NP including Character Assessment and Didcot Garden Town plans?	30, 31 Existing planning permission for this site meets the Local Plan requirement of 5-10% growth. Development would result in loss of views to the historic village and extend the built envelope (EHNP VC1 & VC2). In DGT proposed green buffer zone. Would impair views and preclude future site use for community purposes.	Could meet the Local Plan requirement of 5-10% growth using only part of the site. If developed, would with the existing consent for 74 houses, cumulatively exceed the requirements of the Local Plan. We give strong weight to the harm development would cause to the extensive views to the AONBs. Potential to create some green space (EHNP E1). Marked res because any development in this area would be visually intrusive and contrary to Character Assessment recommendations.
2	Site Access		
	Access: Is the site easily accessible via both road and footpath?	6, 8 Access to the site would be from Main Road, opposite the school and Manor Farm Lane. There is a private footpath across the front of the site and safe onward paths to the village, although some parts of Main Road have no pavement. Providing safe access needs careful consideration, because the area is heavily used by the school and Village Hall, particularly around school times. Manor Farm Lane is a private road, but used by large agricultural vehicles.	A new vehicle access would need to be created off Blewbury Road. There are no pavements along Blewbury Road although a bridleway at the rear of the site connects to the footpath network and the village. Positioning of an access road would be critical, because of sharp bends on Blewbury Road. New pavements would be needed along Blewbury Road.
3	Flood risk		
	Flooding 1: Is there a flooding issue?	Most of the site is in EA Flood Zone 1. The northern boundary of the site, adjacent to Lake Road is in Flood Zone 2. There is a history of run-off from the field into the adjoining village car	The site is in EA Flood Zone 1, but the stream immediately to the north is in Flood Zone 3. The site itself has no history of flooding
	Flooding 2: Is there evidence that a sustainable drainage scheme could be achieved?	10, 11 Local ground structure may impede soil drainage.	Local ground structure may impede soil drainage. There is a history of heavy run-off from surrounding fields. The lower channel of Hacca's Brook lies just to the north of the site.
	Flooding 3: Would development worsen or mitigate any flooding in the area?	There is no adjoining water course, so if infiltration is not possible, water would be discharged to the road drains, which are already overloaded or to the sewer.	There is a history of flooding around Tadley and at these times both channels of Hacca's Brook are flowing at capacity. Additional discharge into the lower channel risks increasing water levels at Tadley, potentially flooding local houses
4	Contamination		
	Is there any known land contamination on the site?	There is no known contamination on the site	There is no known contamination on the site
5	Access to services and facilities		
	Is the site easily accessible to East Hagbourne services and facilities (shop/ play area /pub /church school etc)	3, 8 0.26 miles to village centre. The site is on the edge of the village, but accessible to most community facilities. Broadband reception in this area is poor and some infrastructure may be needed.	The site is at the edge of the village, 0.53 miles to village centre. Safe footways would need to be provided to site.
6	Impact on environmental features (national & local)		
	Ecology: Would the development have a positive or negative impact on local ecology or wildlife?	12, 22, 23, 24 Impact expected to be neutral	Impact expected to be neutral
	Agriculture: Is the land in productive agricultural use?	26 Grade 3a best and most versatile agricultural land (based on developer evaluation)	Loss of Grade 2/3a best and most versatile agricultural land
7	Integration with the existing community		
	Proximity: Is the site in close proximity to East Hagbourne and can development here be well integrated into the community?	3, 5 Location close to the school and village centre would encourage integration. The location of the site also makes it suitable for community uses as it adjoins the Village Hall.	The site is close to, but on the Southern fringe of the village and could be perceived as a "ribbon" extension of the village.
8	How many houses could the site potentially deliver?		
	Potential housing numbers	1, 2, 34 Outline planning permission has been granted for up to 74 units.	Development of the whole site could deliver up to 96 units.
9a	Sustainability with respect to traffic		
	Would development have an adverse or positive impact on traffic, parking, road safety?	6, 7, 8, 9 This area of Main Road around the School and Village Hall can already be very congested. A site entrance opposite Manor Farm Lane would remove some street parking places and require careful consideration	New access onto Blewbury Road with associated pedestrian access would be required.
9b	Sustainability with respect to existing community facilities		
	Would development have a positive or negative impact on local services?	6, 7, 8, 9 New population close to facilities - expected to be positive	New population, but fairly far from village facilities - expected to be neutral

Site Number		5	6
Site Name		Western Village Plotlands A (Greenlight)	South Fields C (Tadley Corner, Blewbury Rd)
Related questions in Site Assessment		↓	
10	Impact on the setting of the village		
	Coalescence: Would development encourage coalescence between settlements?	4 Site is close to Didcot, but development to east of railway line would not constitute coalescence	No
	Setting: Would development impact on the setting of local landscape features, Listed Buildings or important views into or out of the settlements?	13, 14, 18, 19 Development would change the existing open, scenic and community use character of the area. Views across the site are to the Grade 1 Listed Church and Conservation Area would be impacted.	The site is not on a ridge, but is prominent by virtue of its corner location and gateway location to village.
	CA & AONB: Would the development impact on the Conservation Area or the setting of the AONB?	14, 15, 16, 17, 20, 21 No Listed buildings affected directly. The site is within 50m from the edge of the Conservation Area. Limited impact on AONB.	The site is not within the conservation area. Development would impact the distant views of the Chilterns/Wessex Downs AONBs, not just from site but also from anywhere along south fields boundary of the village.
11	Impact on other village/community uses		
	Would development impact (positively or negatively) on any other community needs and uses? i.e. identify any benefits potentially on offer, and identify community loss if site developed for residential.	25, 27, 35, 36 The EHNP Character Assessment recommends that the site continue in mixed use with a focus on community facilities (p64). Development for housing would remove that possibility. A need has been identified for more parking spaces in the village car park. Development would intensify that need. The developer has offered some additional spaces, but less than perceived need.	No identified benefits or issues
OVERALL SUITABILITY RATING			
Comments:		Potentially suitable: We have concerns over safety and traffic. Unresolved access and traffic safety issues with concerns linked to proximity of school opposite. Location favourable for good integration. Congestion issues with concerns about conflict between school, village hall and new residents, especially regarding parking. Loss of potential expansion land for village community facilities. Site has outline planning consent for identified housing numbers.	Unsuitable: Extend the southern boundary of village and extends into open countryside. We give great importance to the high visual impact from footpaths along the southern field boundary of village, and Blewbury Rd and the impact on distant views of AONB. Increased flooding risk to already high risk area.
AVAILABILITY			
		Yes	Site was not submitted in SHELAA and land owner has not responded to the site assessment letter.
Are the owners willing to make the site available? If so over what timescales?			
Can it be shown how vacant possession can be secured?		Yes	No
Planning: does the site have planning permission; an application pending or refused; an allocation?		Yes - outline planning permission has been granted for up to 74 dwellings	There is no known history of planning applications for development of this land
Restrictions: is the site free of development restrictions such as power cables, water mains, restrictive covenants?		28, 29 Assumed yes	No limitations known
ACHIEVABILITY / VIABILITY			
Economic viability: is there any reason why the site may be considered uneconomic to develop? (eg physical, access or legal issues?)		32, 33, 34, 35, 36 Assumed viable	Assumed viable
OVERALL CONCLUSION			
Is the site suitable for allocation?		Potentially Suitable: Concerns about traffic and loss of community amenity can be resolved.	Unsuitable: Adverse impact on village setting and AONB, availability.
Is the site preferred for allocation?		Yes : The site exits into a busy part of the village, next to the Village Hall and School, but on a straight section of road. The site is at the edge of the village, but close to the historic centre and within walking distance of other facilities. Development has the potential to offer improved village parking and broadband facilities. Construction traffic could enter the site via the less heavily populated area of Coscote, without passing through the main village. Development here, although encroaching into open farm land, would not extend the existing built line further to the west. The site can be considered probably feasible, having outline planning permission. The number of houses to be provided exceeds the minimum requirements expected from the village in the emerging Local Plan. In many ways, sites 2 and 5 are well balanced and we regret that planning for this site, which ideally could contribute to future community needs as well as housing, has been pre-empted by the granting of planning permission for high density housing. However, acknowledging the less prominent intrusion into open countryside than site 2, the site access onto a straight section of road that more easily lends itself to traffic engineering and the existing planning permission, we consider that Site 5 should be preferred for allocation, has the potential for some mitigation of existing village problems and would fulfil the housing expectations from the village of the emerging SODC Local Plan.	No : Unsuitable

Site Number		4a	4b
Site Name		Great Mead South (Paddock 1 only)	Great Mead South (Paddocks 1 & 2 only)
Related questions in Site Assessment			
SUITABILITY			
		Estimate 15 houses	Estimate 50 houses ?
1	Consistency with other local policies:	<p>The site is small, could not meet the Local Plan requirement of 5-10% growth on its own, but is large enough to contribute to affordable housing. Some loss of biodiversity (EHNP E2). Loss of mature hedges and sense of tranquillity, contrary to CA recommendations p73. In DGT proposed green buffer zone</p> <p>Would development be consistent with the SODC Local Plan, Draft NP including Character Assessment and Didcot Garden Town plans?</p>	<p>Could meet the Local Plan requirement of 5-10% growth. Some loss of biodiversity (EHNP E2). Loss of mature hedges and sense of tranquillity, contrary to CA recommendations p73. In DGT proposed green buffer zone</p>
	30, 31		
2	Site Access	<p>Access would be from Great Mead which is a bridleway and unadopted road. Road improvements along Great Mead would be needed to maintain safe access on foot and by vehicle and to extend the tarmac up to the site entrance. There are safe footways onward to the village. This option would require the longest length of road making of the three options considered. Improvements to allow increased traffic over the existing road would require widening, subject to discussion with adjoining house owners.</p>	<p>Access would be from Great Mead which is a bridleway and unadopted road. Road improvements along Great Mead would be needed to maintain safe access on foot and by vehicle and to extend the tarmac up to the site entrance. There are safe footways onward to the village. The length of road making would be intermediate between cases 4 and 4a. Improvements to allow increased traffic over the existing road would require widening, subject to discussion with adjoining house owners.</p>
	6, 8		0
3	Flood risk	<p>The site is in EA Flood Zone 1. The site has no history of flooding.</p> <p>Local ground structure may impede soil drainage</p> <p>There is no adjacent water course. If infiltration is not possible, discharge would need to be made to the sewer.</p>	<p>The site is in EA Flood Zone 1. The site has no history of flooding although neighbours to the south have reported some run-off.</p> <p>Local ground structure may impede soil drainage</p> <p>There is no adjacent water course. If infiltration is not possible, discharge would need to be made to the sewer.</p>
	10, 11		
4	Contamination	<p>There is no known contamination on the site</p>	<p>There is no known contamination on the site</p>
5	Access to services and facilities	<p>0.5 miles to village centre by safe footways. Access would need improving</p>	<p>0.5 miles to village centre by safe footways. Access would need improving</p>
	3, 8		
6	Impact on environmental features (national & local)	<p>The mature and lightly maintained hedgerows along Great Mead and FP197/18 provide good wildlife habitat.</p> <p>Loss of Grade 2/3a best and most versatile agricultural land. Land currently in use as paddocks</p>	<p>The mature and lightly maintained hedgerows along Great Mead and FP197/18 provide good wildlife habitat.</p> <p>Loss of Grade 2/3a best and most versatile agricultural land. Land currently in use as paddocks</p>
	12, 22, 23, 24, 26		
7	Integration with the existing community	<p>The site proximity is close to the shop, playground and Pavilion which could encourage new residents to integrate with the village, but the site would be separated from existing</p>	<p>The site proximity is close to the shop, playground and Pavilion which could encourage new residents to integrate with the village, but the site would be separated from existing</p>
	3, 5		
8	How many houses could the site potentially deliver?	<p>Development of the whole site could deliver up to 15 units.</p>	<p>Development of the whole site could deliver up to ca.50 units.</p>
	1, 2, 34		
9a	Sustainability with respect to traffic	<p>Road access from a smaller development onto New Road directly opposite the shop, garage and Bakers Lane would have less impact than developing the whole site, but still need careful consideration. There have already been requests for a</p>	<p>Road access from a large development onto New Road directly opposite the shop, garage and Bakers Lane would need careful consideration. There have already been requests for a pedestrian crossing at this point.</p>
	6, 7, 8, 9		
9b	Sustainability with respect to existing community facilities.	<p>New population close to facilities - expected to be positive</p>	<p>New population close to facilities - expected to be positive</p>
	6, 7, 8, 9		

Site Number		4a	4b
Site Name		Great Mead South (Paddock 1 only)	Great Mead South (Paddocks 1 & 2 only)
Related questions in Site Assessment			
10	Impact on the setting of the village		
	Coalescence: Would development encourage coalescence between settlements?	4 Extending the paved road could allow access to Lower End Field. Development would encourage in-fill on the paddocks adjoining. Would diminish the Green Corridor in an area designated as Buffer Zone by DGT. significant extension into	Development would encourage in-fill on the paddocks adjoining. Would diminish the Green Corridor in an area designated as Buffer Zone by DGT.
	Setting: Would development impact on the setting of local landscape features, Listed Buildings or important views into or out of the settlements?	13, 14, 18, 19 The soft transition between the built environment and the wider arable fields would be impaired. The site is on high ground relative to Blewbury Road, but shielded by hedges which could be retained or enhanced.	The soft transition between the built environment and the wider arable fields would be impaired. The site is on high ground relative to Blewbury Road and development would be highly visible to Blewbury Road houses and impact the setting of listed buildings.
	CA & AONB: Would the development impact on the Conservation Area or the setting of the AONB?	14, 15, 16, 17, 20, 21 Close to the Conservation Area. Development would be likely to impact views of historic buildings in New Road/Blewbury Road. Screened from the AONB by hedges to north and southeast boundaries.	Close to the Conservation Area. Screened from the AONB by hedges to north and southeast boundaries.
11	Impact on other village/community uses		
	Would development impact (positively or negatively) on any other community needs and uses? i.e. identify any benefits potentially on offer, and identify community loss if site developed for residential.	25, 27, 35, 36 No identified benefits or issues	No identified benefits or issues
OVERALL SUITABILITY RATING			
Comments:		Unsuitable: Would encourage coalescence via in-fill of paddocks and extend development into open fields and access to Lower End Field. High density of housing would negatively impact the soft transition between open countryside and village.	Unsuitable: Traffic issues for this scale of housing at junction with Great Mead and New Rd, an already busy area with shop, garage and Bakers Lane junction all in close proximity. This density of housing would negatively impact the soft transition between open countryside and village, encourage coalescence via in-fill of paddocks and extend development towards open fields.
AVAILABILITY			
	Are the owners willing to make the site available? If so over what timescales?	Land is not in SHELAA, but put forward under call for sites. Owners of Paddock 1 do not support development of the whole site, but want their site to be considered individually.	Land is not in SHELAA, but both plots put forward under call for sites. Only the owners of Paddocks 1 & 2 have responded to the site assessment letters. Owners of Paddock 1 do not support development of the whole site, but want their site to be considered individually.
	Can it be shown how vacant possession can be secured?	Yes	It seems unlikely that land owners would be able to work together to deliver the whole site.
	Planning: does the site have planning permission; an application pending or refused; an allocation?	Application for a single dwelling on this site has previously been rejected .	An applications for a single dwelling on Paddock 1 has previously been rejected .
	RESTRICTIONS: is the site free of development restrictions such as power cables, water mains, restrictive covenants?	28, 29 No limitations known	No limitations known
ACHIEVABILITY / VIABILITY			
	Economic viability: is there any reason why the site may be considered uneconomic to develop? (eg physical, access or legal issues?)	32, 33, 34, 35, 36 Uncertain - significant road infrastructure extension would be needed for a relatively small number of houses. Planning permission may not be given for a site separated from the existing built envelope. An application for a single dwellings on this site has previously been rejected .	Assumed viable, although significant access road work would be needed.
OVERALL CONCLUSION			
	Is the site suitable for allocation?	Unsuitable: Allocation would encourage uncontrolled in-fill and coalescence	Unsuitable: Traffic concerns and availability
	Is the site preferred for allocation?	No : Unsuitable	No : Unsuitable