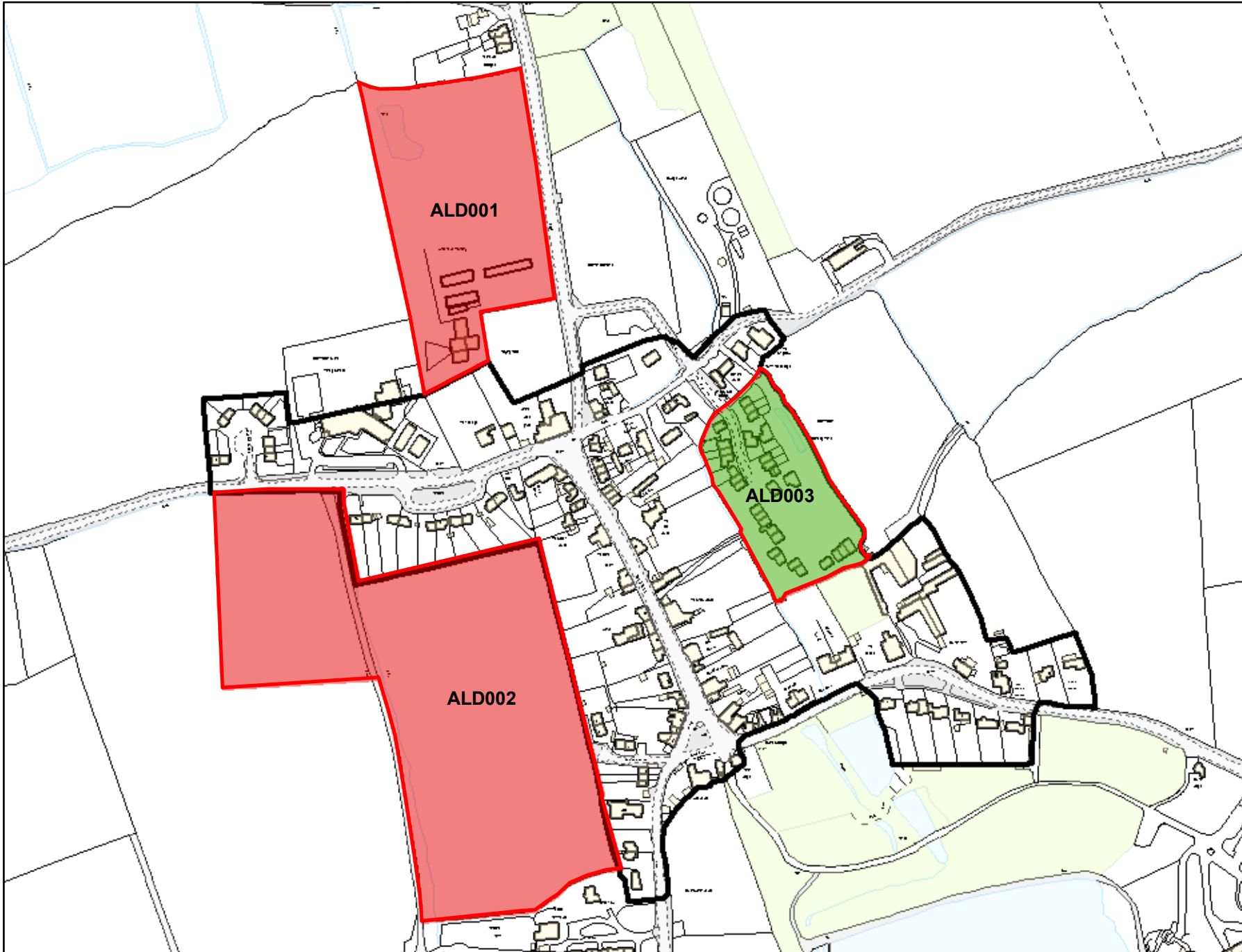








# SHLAA 2013

Aldermaston



## Legend

-  Outside Settlement Hierarchy
-  Developable
-  Deliverable
-  Not Currently Developable
-  Potentially Developable
-  Settlement Boundary

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|  |   |                                   |
|--|---|-----------------------------------|
| <b>Site Ref:</b> ALD001  | <b>Spatial Area:</b> East Kennet Valley             | <b>Parish:</b> Aldermaston        |
| <b>Address:</b> White Tower Nursery, Aldermaston   |   |                                   |
|  |   |                                   |
| <b>Site Area (ha):</b> 2.22  | <b>Developable Area (ha):</b> 0                     | <b>Current Use:</b> Garden Centre |
| <b>PDL/GF:</b> PDL   | <b>Within/Outside Settlement Boundary:</b> Adjacent |                                   |
| <b>Development Potential:</b> N/A  |   | <b>Indicative Density:</b> N/A    |
| <p><b>Suitability:</b><br/> <i>Policy considerations:</i><br/> Adjacent to the settlement boundary and Conservation Area. Within AWE 3km exclusion zone. Within biodiversity opportunity area.</p> <p><i>Location and Physical Considerations:</i><br/> Access to/from the A340 and potential land contamination would need to be considered. There is a pond to the north west of the site. Consideration of the historic environment would also be required.</p> <p>Site is not considered suitable for development due to location within AWE's inner land use planning consultation zone.</p> <p><i>Relevant Planning History:</i><br/> 09/02550 – Application for temporary mobile home. Approved<br/> 07/0704. Application for garden centre. Approved<br/> 06/02881 – application for 14 dwellings. Refused due to location outside settlement, impact on the conservation area and impact on local character</p> |   |                                   |
| <b>Availability:</b> Site promoted by agent would suggest availability   |   |                                   |
| <b>Achievability:</b> Proximity to AWE could affect deliverability.  |   |                                   |
| <b>Overcoming Constraints:</b> A heritage impact assessment would be required. Proximity to AWE means the site is not considered suitable for development.   |   |                                   |
| <b>Assessment:</b>   |   | <b>Time (Yrs):</b>                |
| Deliverable  |   | 0 - 5                             |
| Developable  |   | 6 - 10                            |
| Potentially developable  |   | 11 - 15                           |
| Not currently developable  | ✓   | 15 +                              |

|                         |   |                            |
|-------------------------|---|----------------------------|
| <b>Site Ref:</b> ALD002 | <b>Spatial Area:</b> East Kennet Valley | <b>Parish:</b> Aldermaston |
|-------------------------|---|----------------------------|

**Address:** Land at Foresters Farm, Aldermaston



|                             |                                 |                             |
|-----------------------------|---------------------------------|-----------------------------|
| <b>Site Area (ha):</b> 5.22 | <b>Developable Area (ha):</b> 0 | <b>Current Use:</b> Pasture |
|-----------------------------|---------------------------------|-----------------------------|

|                   |   |
|-------------------|---|
| <b>PDL/GF:</b> GF | <b>Within/Outside Settlement Boundary:</b> Adjacent |
|-------------------|---|

|                                   |                                |
|-----------------------------------|--------------------------------|
| <b>Development Potential:</b> N/A | <b>Indicative Density:</b> N/A |
|-----------------------------------|--------------------------------|

**Suitability:**  
*Policy considerations:*  
 Adjacent to the current settlement boundary conservation area. Within the AEW 3km exclusion zone.

*Location and Physical Considerations:*  
 Impact on the rural landscape, character of the area and the historic environment would need to be considered as. A drainage ditch running alongside the driveway could be a constraint.

The site is not suitable for allocation due to location within AEW's inner land use planning consultation zone.

*Relevant Planning History:*  
 N/A

**Availability:** Site promoted by agent would suggest availability

**Achievability:** Proximity to AWE and smaller suitable site area could affect deliverability

**Overcoming Constraints:** A heritage impact assessment would be required. Proximity to AWE means the site is not considered suitable for development.

| <b>Assessment:</b>        | <b>Time (Yrs):</b> |
|---------------------------|--------------------|
| Deliverable               | 0 - 5              |
| Developable               | 6 - 10             |
| Potentially developable   | 11 - 15            |
| Not currently developable | ✓ 15 +             |

|                         |   |                            |
|-------------------------|---|----------------------------|
| <b>Site Ref:</b> ALD003 | <b>Spatial Area:</b> East Kennet Valley | <b>Parish:</b> Aldermaston |
|-------------------------|---|----------------------------|

**Address:** Land at Fisherman's Lane, Aldermaston



|                             |                               |                                 |
|-----------------------------|-------------------------------|---------------------------------|
| <b>Site Area (ha):</b> 1.13 | <b>Developable Area (ha):</b> | <b>Current Use:</b> Agriculture |
|-----------------------------|-------------------------------|---------------------------------|

|                   |   |
|-------------------|---|
| <b>PDL/GF:</b> GF | <b>Within/Outside Settlement Boundary:</b> Within |
|-------------------|---|

|  |                            |
|--|----------------------------|
| <b>Development Potential:</b> Planning Permission for 29 dwellings | <b>Indicative Density:</b> |
|--|----------------------------|

**Suitability:**  
*Policy considerations:*  
 Site has planning permission. Site was an allocated site in the West Berkshire District Local Plan 1991 – 2006.

*Location and Physical Considerations:*  
 N/A

*Relevant Planning History:*  
 04/00943/OUTMAJ & 07/02782/RESMAJ – application for 29 dwellings. Approved

**Availability:** Under construction

**Achievability:** N/A

**Overcoming Constraints:** N/A

| <b>Assessment:</b>        |   | <b>Time (Yrs):</b> |   |
|---------------------------|---|--------------------|---|
| Deliverable               | ✓ | 0 - 5              | ✓ |
| Developable               |   | 6 - 10             |   |
| Potentially developable   |   | 11 - 15            |   |
| Not currently developable |   | 15 +               |   |