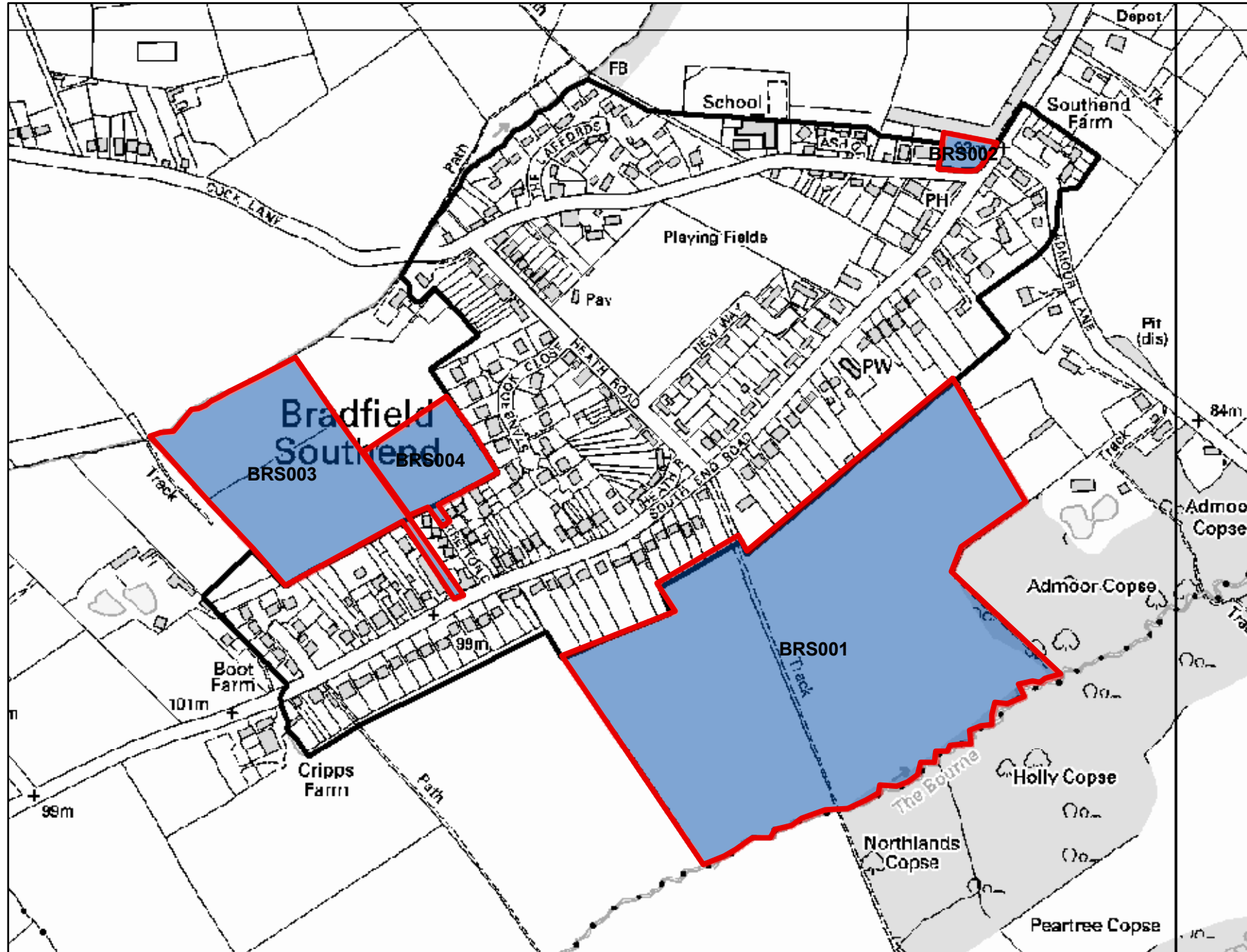


SHLAA 2013

Bradfield Southend



Legend

Assessment Status

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

Settlement Boundary



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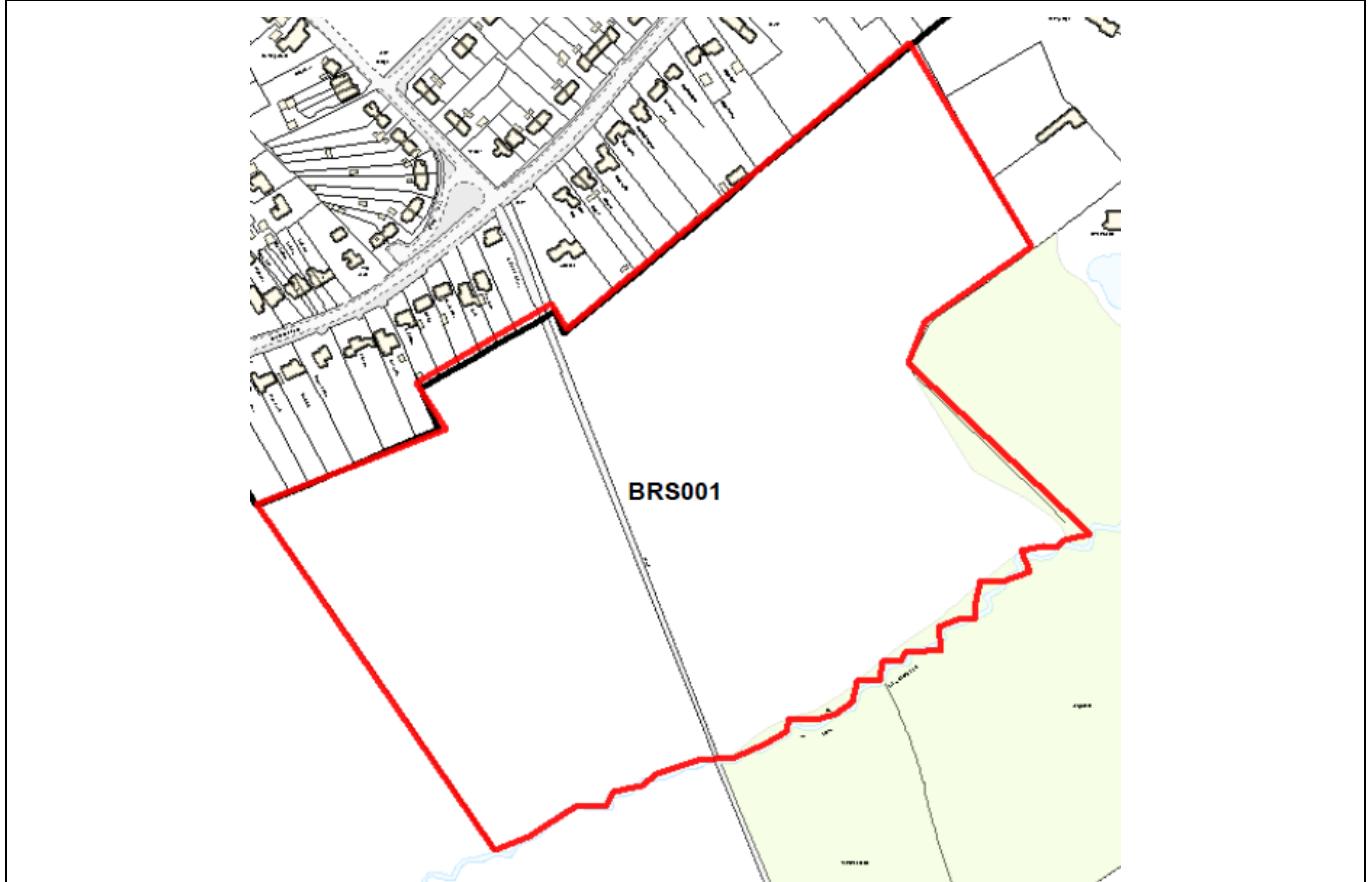
20/01/2014

1:5667



Site Ref: BRS001	Spatial Area: AONB	Parish: Bradfield
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Address: Land to the south of South End Road, Bradfield Southend.



Site Area (ha): 13.7	Developable Area (ha): 6.4	Current Use: Agriculture
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PDL/GF: GF	Within/Outside Settlement Boundary: Adjacent
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Development Potential: 128 dwellings	Indicative Density: 20
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Suitability:
Policy considerations:
 Adjacent to the current settlement boundary. In the AONB. Southern part of site in Flood Zone 2, adjacent to Flood Zone 3. Within a Biodiversity Opportunity Area

Location and Physical Considerations:
 The site is rural in nature, situated behind the existing building line of the settlement. The northern part of the site is flat, sloping away towards the south. Consideration of the historic environment would be required. Potential harm to the landscape character of the area would need to be further assessed. The potential impact on the natural beauty of the landscape would be the primary consideration.

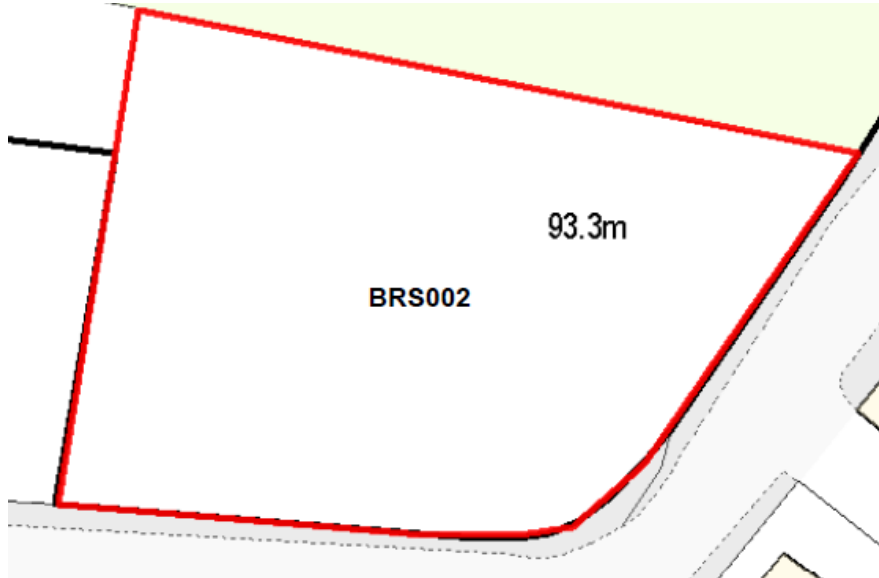
Relevant Planning History:
 N/A

Availability: Site is available immediately

Achievability: A reduced area for development could impact on viability.

Overcoming Constraints: Landscape assessment and heritage impact assessment would be required if under consideration for allocating in the DPD. A small area of the site may be more suitable for development than the site as a whole.

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

Site Ref: BRS002	Spatial Area: AONB	Parish: Bradfield
Address: Corner of Cock Lane and South End Road, Bradfield Southend.		
		
Site Area (ha): 0.19	Developable Area (ha): 0.19	Current Use: Allotments
PDL/GF: GF	Within/Outside Settlement Boundary: Adjacent	
Development Potential: 4 dwellings		Indicative Density: 20
<p>Suitability: <i>Policy considerations:</i> Adjacent to the current settlement boundary. In the AONB. Loss of Green Infrastructure. Within a Biodiversity Opportunity Area.</p> <p><i>Location and Physical Considerations:</i> The site is well related to the existing settlement, close to services and facilities. Relocation of allotments to a suitable site nearby would be required. Potential harm to the landscape character of the area would need to be further assessed. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i> N/A</p>		
Availability: Site is available immediately		
Achievability: There is no indication the site would not be viable.		
Overcoming Constraints: Landscape assessment would be required if under consideration for allocating in the DPD.		
Assessment:		Time (Yrs):
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +

Site Ref: BRS003	Spatial Area: AONB	Parish: Bradfield
Address: Land to the north of South End Road, Bradfield Southend.		
Site Area (ha): 3.2	Developable Area (ha): 2.24	Current Use: Agriculture and small area of vehicle storage
PDL/GF: GF	Within/Outside Settlement Boundary: Adjacent	
Development Potential: 45 dwellings <i>Proposed for limited development and area of public open space</i>		Indicative Density: 20
<p>Suitability: <i>Policy considerations:</i> Adjacent to the current settlement boundary. In the AONB. Within a Biodiversity Opportunity Area. Tree Preservation Orders present on eastern site boundary.</p> <p><i>Location and Physical Considerations:</i> The site situated behind the existing building line of the settlement, surrounded by trees. Access to the site is via a narrow track between existing dwellings. Consideration of the historic environment would be required. Potential harm to the landscape character of the area would need to be further assessed. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i> Established Use Certificate (Ref. 147514) for storage of cars and vans at the south-eastern corner of the site.</p>		
Availability: Agent confirms the site is available immediately		
Achievability: There is no indication the site would not be viable.		
Overcoming Constraints: Landscape assessment and heritage impact assessment would be required if under consideration for allocating in the DPD.		
Assessment:		Time (Yrs):
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +

Site Ref: BRS004	Spatial Area: AONB	Parish: Bradfield
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Address: Land off Stretton Close, Bradfield Southend



Site Area (ha): 3.2	Developable Area (ha): 0.58	Current Use: Agriculture
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PDL/GF: GF	Within/Outside Settlement Boundary: Adjacent
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Development Potential: 12 dwellings <i>Landowner proposes up to 15 dwellings</i>	Indicative Density: 20
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Suitability:
Policy considerations:
 Adjacent to the current settlement boundary. In the AONB. Within a Biodiversity Opportunity Area. Tree Preservation Orders present within site and along site boundaries.

Location and Physical Considerations:
 The site situated behind the existing building line of the settlement, surrounded by trees. Access to the site is via an existing road. Consideration of the historic environment would be required. Potential harm to the landscape character of the area would need to be further assessed. The potential impact on the natural beauty of the landscape would be the primary consideration.

Relevant Planning History:
 N/A

Availability: Landowner confirms the site would be available within 1-5 years

Achievability: There is no indication the site would not be viable. Area proposed for development itself takes into account TPOs and landscape buffer.

Overcoming Constraints: Landscape assessment and heritage impact assessment would be required if considered for allocation in the DPD.

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