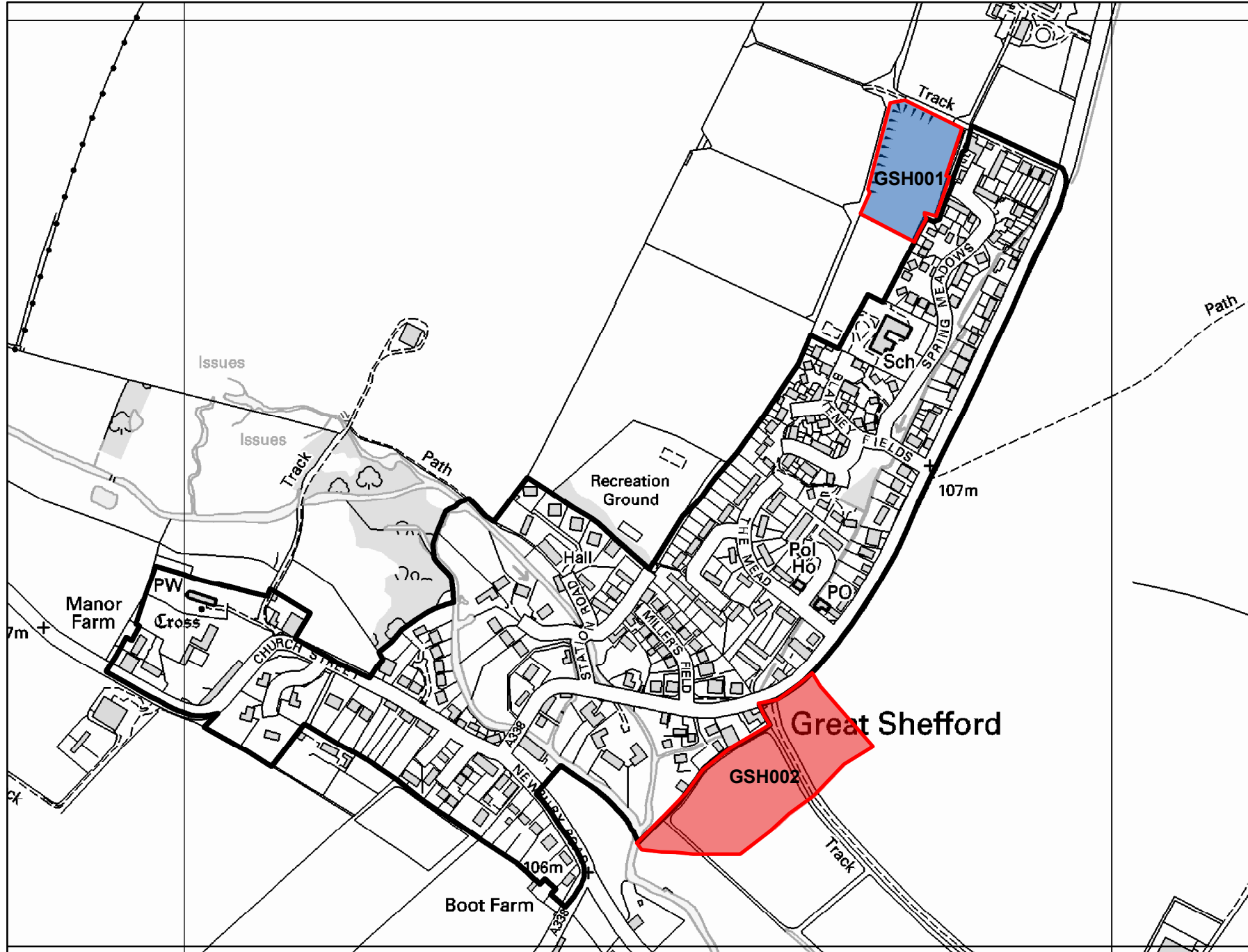


SHLAA 2013

Great Shefford



Legend

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

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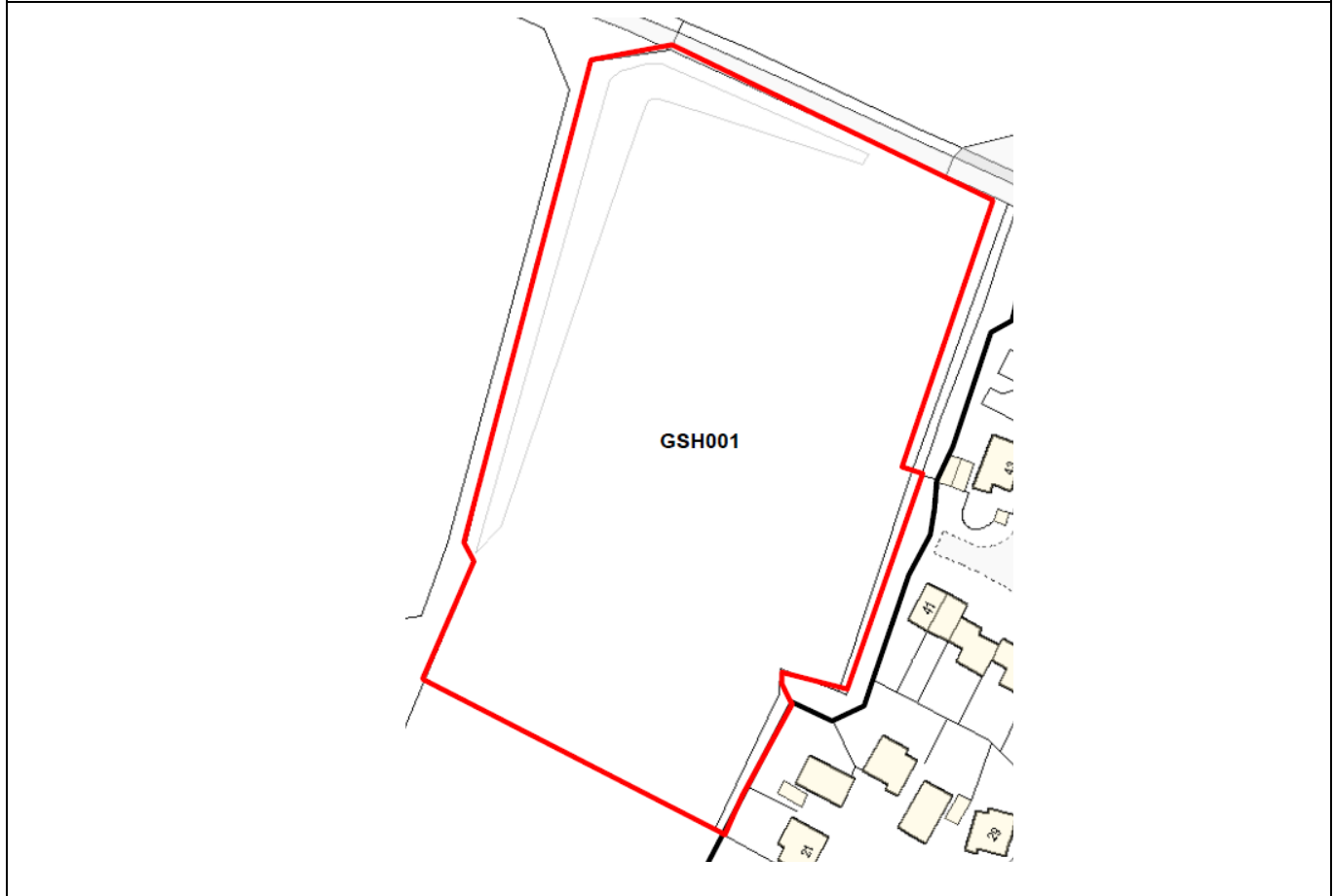
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1:5675



Site Ref: GSH001	Spatial Area: AONB	Parish: Great Shefford
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Address: Land west of Spring Meadows, Great Shefford



Site Area (ha): 1.01	Developable Area (ha): 0.81	Current Use: Grassland
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PDL/GF: GF	Within/Outside Settlement Boundary: Adjacent
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Development Potential: 16 dwellings	Indicative Density: 20
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Suitability:
Policy considerations:
 Adjacent to current settlement boundary. In AONB.

Location and Physical Considerations:
 Access to the site from Spring Meadows is via a steep incline. Potential for loss of rural character. The potential impact on the natural beauty of the landscape would be the primary consideration.

Relevant Planning History:
 N/A

Availability: Agent advises the site is available

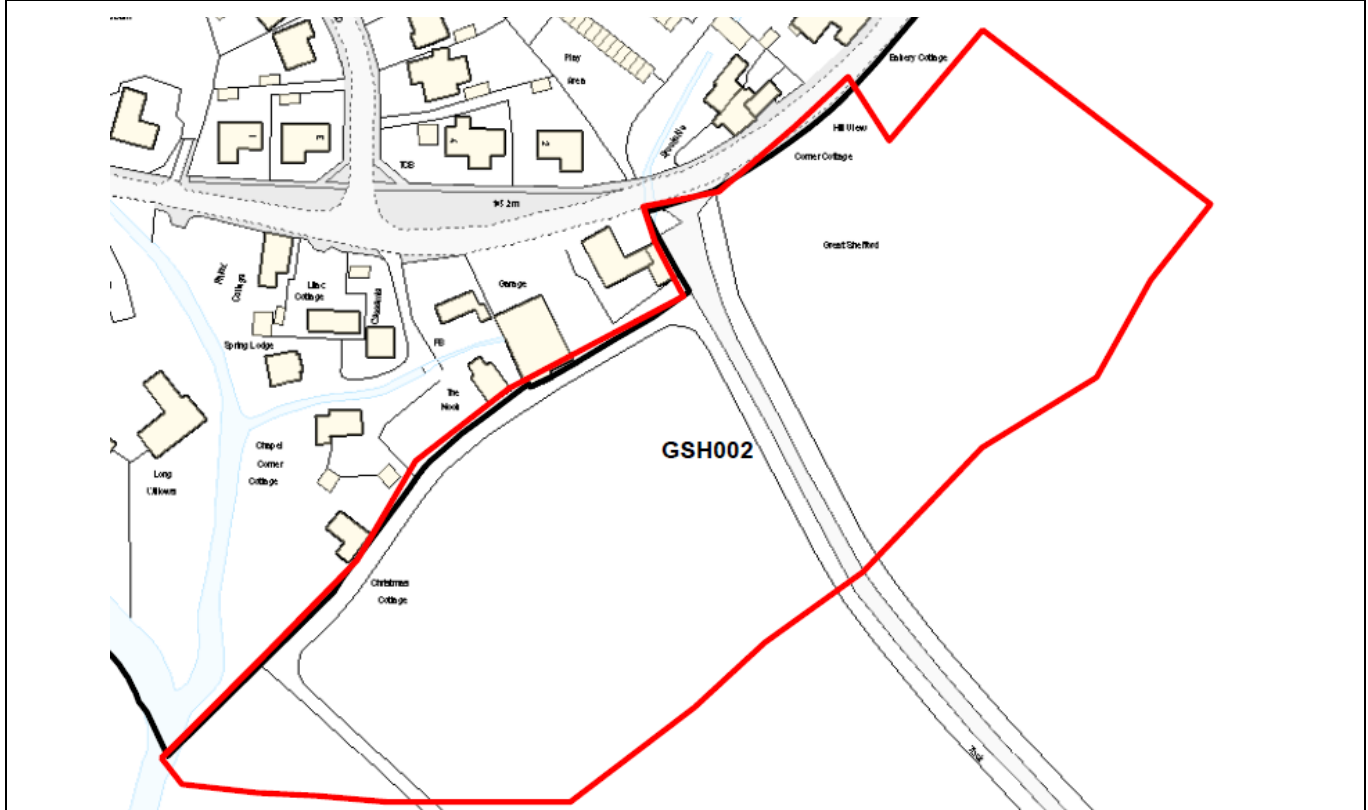
Achievability: There is no indication that the site would not be viable

Overcoming Constraints: Landscape issues could potentially be overcome by protection and enhancement of some features including restriction of development in the northern most corner of the site (see landscape assessment). Development dependant on allocation or settlement boundary review through DPD.

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

Site Ref: GSH002	Spatial Area: AONB	Parish: Great Shefford
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Address: Land south of Wantage Road, Great Shefford.



Site Area (ha): 2.6	Developable Area (ha): 0	Current Use: Pasture (former Lambourn Valley Railway)
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PDL/GF: GF /PDL	Within/Outside Settlement Boundary: Adjacent
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Development Potential: N/A <i>Development proposed to north of site, for mixed use development with village store, provision of potential flood relief channel and open space.</i>	Indicative Density: N/A
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Suitability:
Policy considerations:
 Adjacent to current settlement boundary. In AONB. Borders a SSSI. Flood zone 2 and 3, to the south of the area proposed for development. The whole site is a critical drainage area. Within a Biodiversity Opportunity Area.

Location and Physical Considerations:
 The site has extensive views of the wider landscape. An EA pipeline runs beneath the site of the site adjacent to the A338. Consideration of the historic environment would be required. Potential contamination from former railway use. The potential impact on the natural beauty of the landscape would be the primary consideration.

Relevant Planning History:
 N/A

Availability: Agent advises the site is available

Achievability: Agent indicate the site is viable

Overcoming Constraints: FRA and heritage impact assessment would be required. Effect on the rural character and wider landscape of the AONB is a significant constraint which cannot be overcome (see landscape assessment).

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