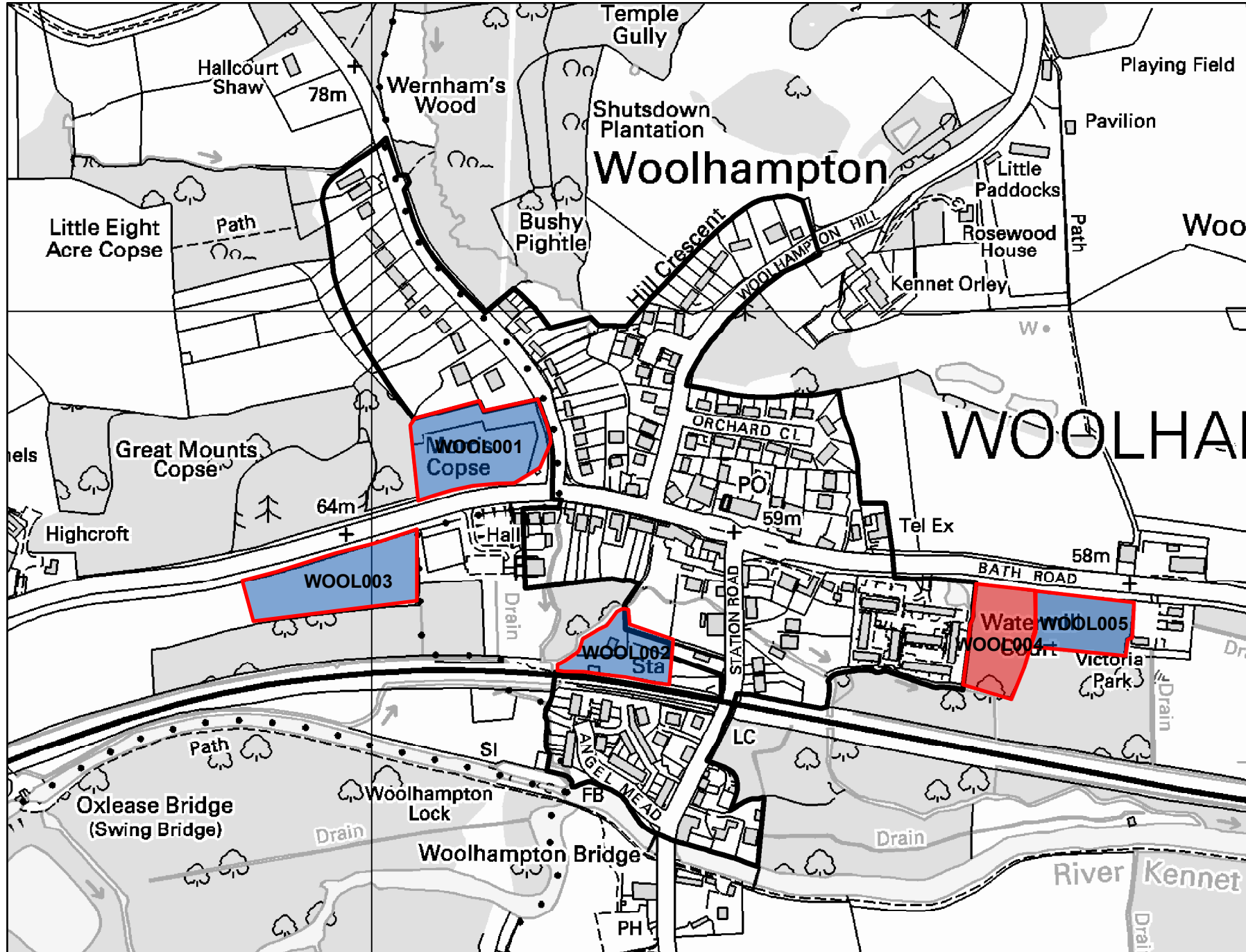


SHLAA 2013

Woolhampton



Legend

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

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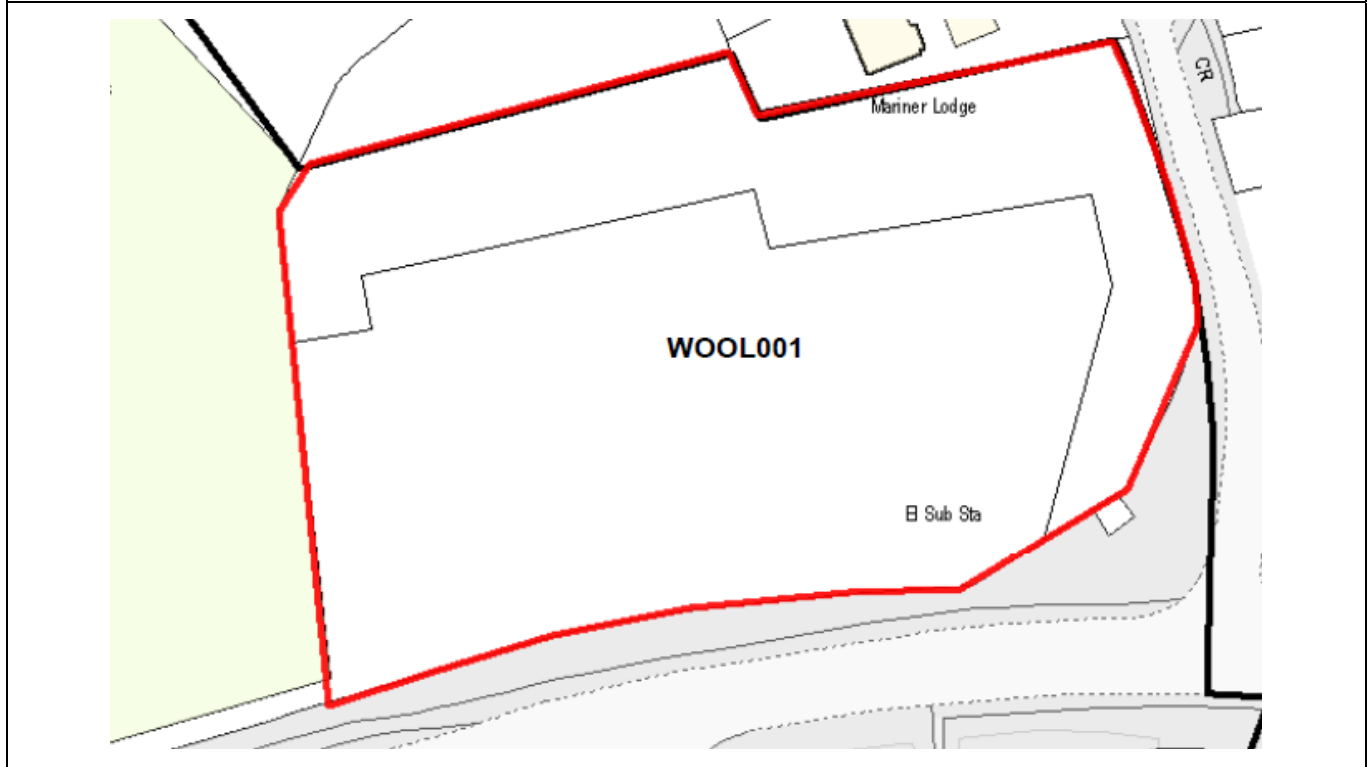
21/11/2013

1:4707



Site Ref: WOOL001	Spatial Area: East Kennet Valley	Parish: Midgham
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Address: Land north of Bath Road, Woolhampton



Site Area (ha): 0.83	Developable Area (ha): 0.66	Current Use: Grassland
PDL/GF: GF	Within/Outside Settlement Boundary: Adjacent	
Development Potential: 20 dwellings		Indicative Density: 30

Suitability:
Policy considerations:
 Adjacent to the current settlement boundary. Within AWE Aldermaston's 5km exclusion zone. Adjacent local wildlife site. Tree Preservation Order along the site boundary

Location and Physical Considerations:
 The site is well related to the centre of the village and close to Migham railway station. Electricity pylons run along the site boundary. Potential land contamination within the site.

Relevant Planning History:
 N/A

Availability: Agent confirms the site is available immediately

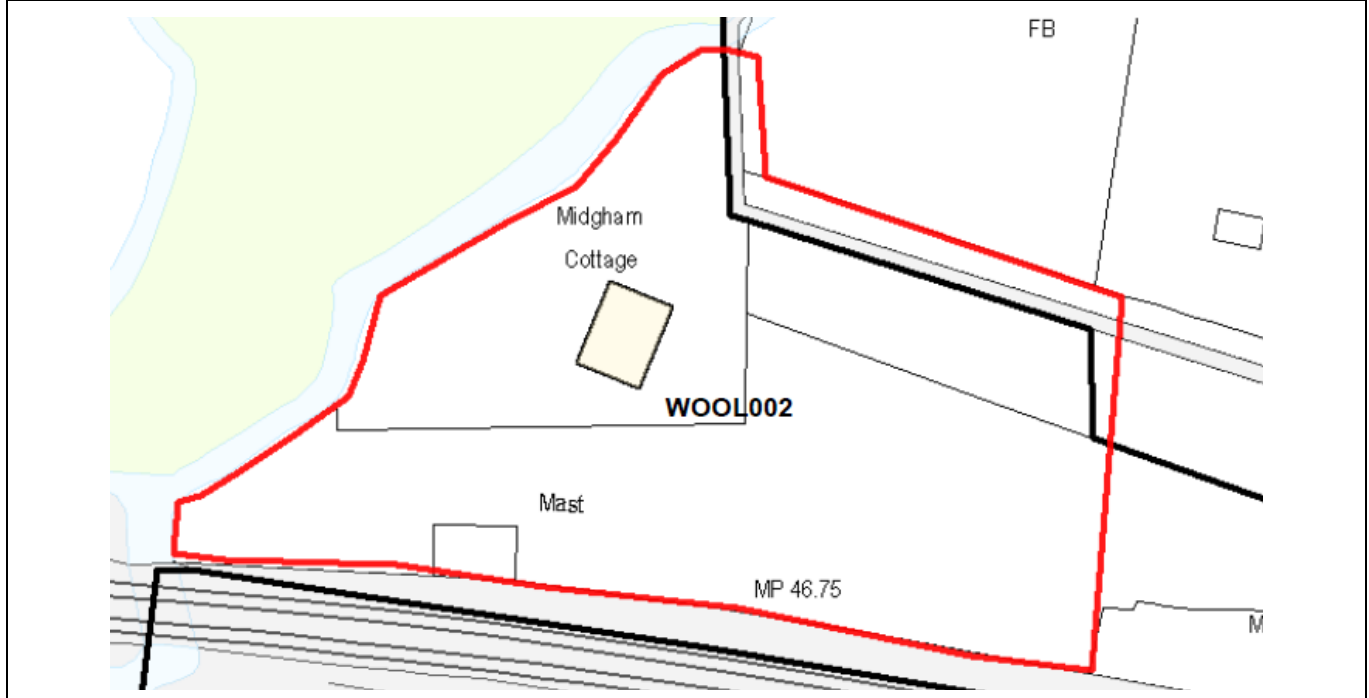
Achievability: Agent confirms there are no known issues that would affect achievability

Overcoming Constraints: Location within AWE 5km exclusion zone could impact on development. 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: WOOL002	Spatial Area: East Kennet Valley	Parish: Woolhampton
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Address: Station Yard, Woolhampton.



Site Area (ha): 0.41	Developable Area (ha): 0.33	Current Use: Semi-derelict. Used as rail industry storage. There is also a bungalow on the site.
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PDL/GF: PDL/GF	Within/Outside Settlement Boundary: Adjacent
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Development Potential: 10 dwellings	Indicative Density: 30
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Suitability:
Policy considerations:
 Adjacent to the current settlement boundary. Part within Flood Zone 2. Adjacent to a Conservation Area. Within the AEW Aldermaston 5km exclusion zone. Within a Biodiversity Opportunity Area. Tree Preservation Orders on site.

Location and Physical Considerations:
 The site is well related to the centre of the village and next to the railway station. There is potential for contaminated land.

Relevant Planning History:
 02/02668 – application for 8 dwellings. Refused

Availability: Unable to confirm current status which may affect availability

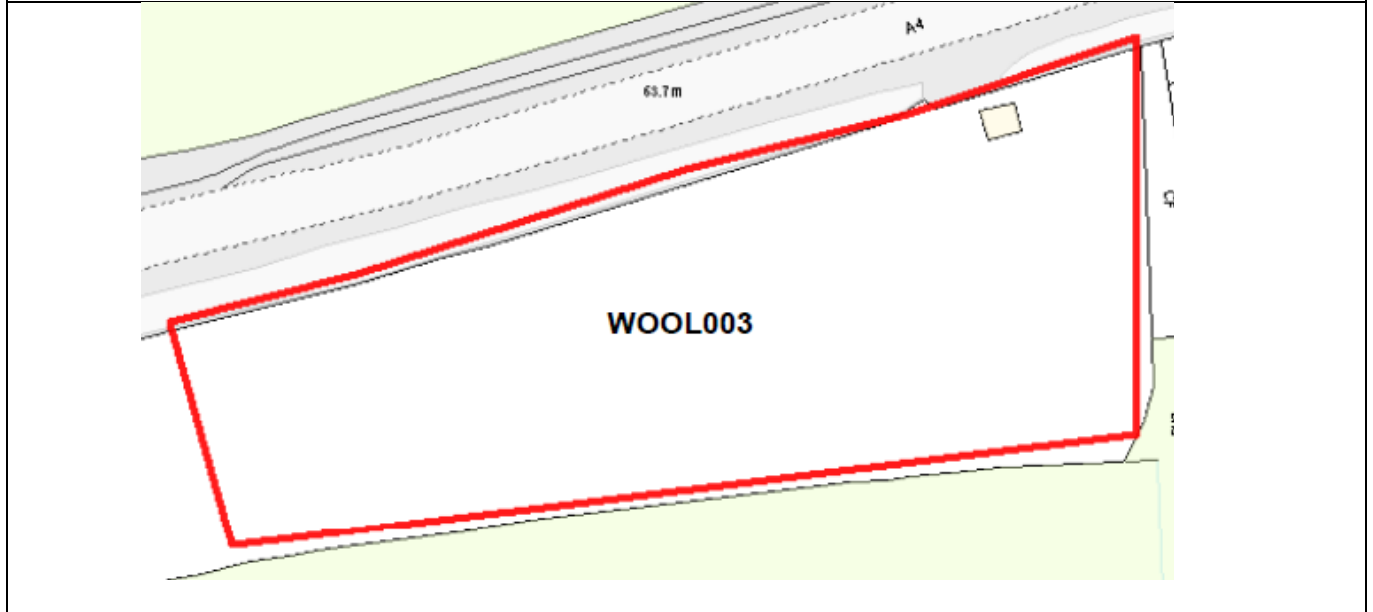
Achievability: Unable to confirm achievability. Viability could be affected reduce site area due to flood risk and contaminated land.

Overcoming Constraints: FRA and contaminated land survey would be required. Location within AWE 5km exclusion zone could impact on development. 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: WOOL003	Spatial Area: East Kennet Valley	Parish: Midgham
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Address: Land adjoining Woolhampton Allotments, Bath Road.



Site Area (ha): 0.8	Developable Area (ha): 0.4	Current Use: Agriculture
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PDL/GF: GF	Within/Outside Settlement Boundary: Outside
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Development Potential: 12 dwellings	Indicative Density: 30
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Suitability:
Policy considerations:
 Outside the current settlement boundary. Within Flood Zones 2 and 3 The site is located with the AWE 5km exclusion zone. Within a biodiversity opportunity area

Location and Physical Considerations:
 The site is adjacent to the A4 and the village hall. Although the site is not that well related to the existing settlement, it is close to services and facilities. Telegraph poles are present on the site.

Relevant Planning History:
 N/A

Availability: Agent confirms the site is available

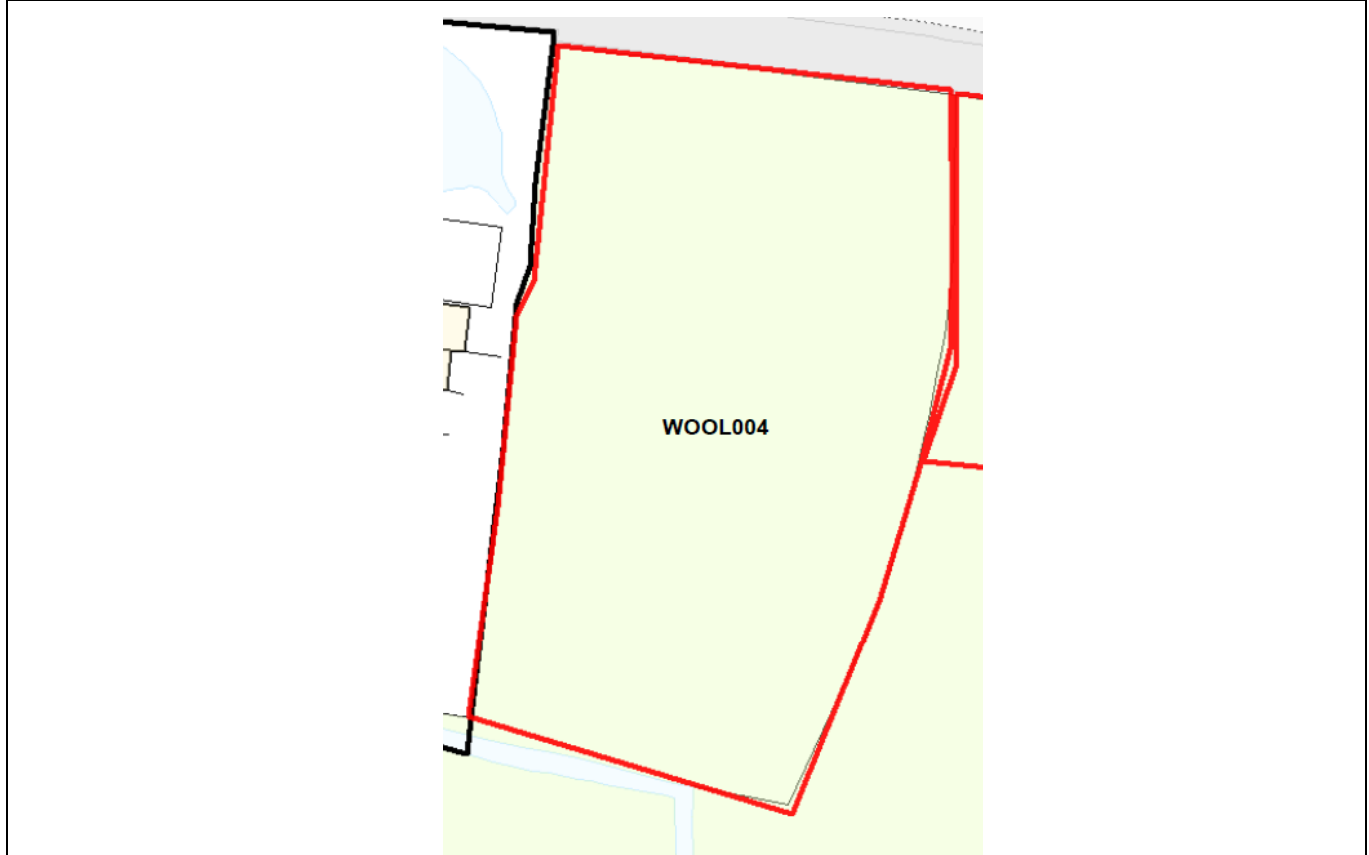
Achievability: Flood risk could reduce the site area which could impact on viability.

Overcoming Constraints: Development in flood zone 3 is not appropriate and an FRA would be required for the area within flood zone 2. Location within AWE 5km exclusion zone could impact on development. 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: WOOL004	Spatial Area: East Kennet Valley	Parish: Woolhampton
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Address: Land at Bath Road, adjoining Watermill Court.



Site Area (ha): 0.5	Developable Area (ha): 0	Current Use: Woodland
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PDL/GF: GF	Within/Outside Settlement Boundary: Adjacent
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Development Potential: N/A	Indicative Density: N/A
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Suitability:
Policy considerations:
 Adjacent to the current settlement boundary. The whole site is within Flood Zone 3. The site is located with the AWE 5km exclusion zone. Within a biodiversity opportunity area

Location and Physical Considerations:
 The site level is lower than the surrounding area. The site is covered in trees.

Relevant Planning History:
 N/A

Availability: Agent confirms the site is available

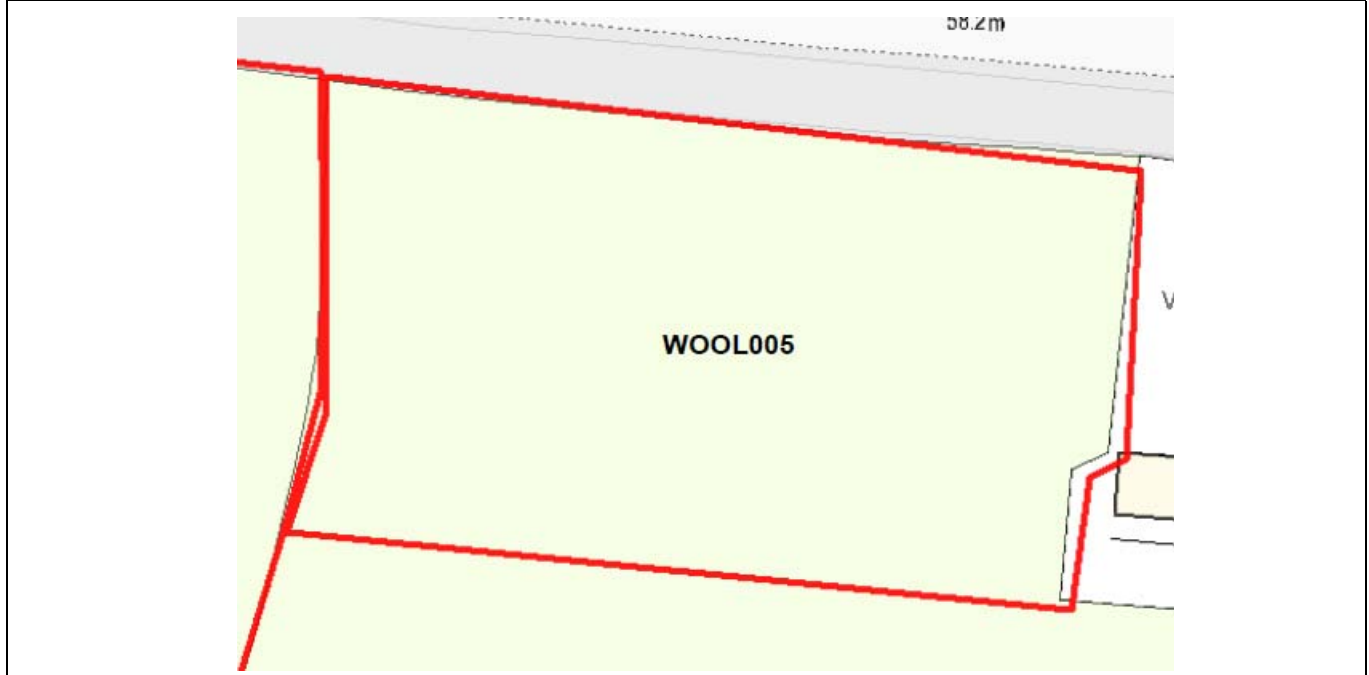
Achievability: Flood risk could affect achievability.

Overcoming Constraints: Development within Flood Zone 3 is not considered appropriate.

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

Site Ref: WOOL005	Spatial Area: East Kennet Valley	Parish: Woolhampton
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Address: Land adjacent to Victoria Park, Bath Road, Woolhampton



Site Area (ha): 0.42	Developable Area (ha): 0.36	Current Use: Vacant land / Vehicle Storage
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PDL/GF: GF	Within/Outside Settlement Boundary: Outside
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Development Potential: 11 dwellings	Indicative Density: 30
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Suitability:
Policy considerations:
 Outside the current settlement boundary. In flood zone 2, with part within flood zone 3. Within the AWE 5km exclusion zone. Within a biodiversity opportunity area.

Location and Physical Considerations:
 The site is outside the current settlement boundary and is not that well related to the existing settlement; however it is close to services and facilities.

The site is adjacent to WOOL004, but is not adjacent to Woolhampton village itself.

Relevant Planning History:
 N/A

Availability: Agent confirms the site is available

Achievability: Flood risk could affect viability

Overcoming Constraints: FRA required. Development dependant on allocation or settlement boundary review through DPD. Location within AWE 5km exclusion zone could impact on development.

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