

Highclere NP Site Assessment - Conformance with NP Objectives

Criteria	Site HC1 Foxs Lane	Site HC6 Oakley Farm	Site HC2 Clere Meadows	Site HC12 Flexford Field	Site HC5 Mount Common
Size of site (hectares)	1.13	0.57	2.12	1.8	2.2
Proposed no. dwellings	10-15	10-12	10-15	10-15	10-15
Context Summary					
Local Character (buildings)	Edge of settlement. Modern houses, mostly detached.	Well spaced c20 detached houses south.	Edge of settlement. Detached c19 houses to south - varied designs. Adjacent to trees and fields.	Edge of village. Nearby dwellings are largish, varied design and well spaced.	Significant valued open space in centre of village. Surrounding houses are varied in design and age, well spaced,
Local character (landscape)	Mature trees to south, east and north. Site well screened from road	Mature trees / hedgerow between this site and nearby dwellings. Agricultural fields on other sides. Reasonably long distance views from the east and north, exacerbated by the lack of natural screening of these boundaries.	Views into the site are limited by mature tree belts.	Landscape impact of development of the field likely to impact significantly on views across the field from the A343.	The site is surrounded by mature hedgerows on three sides so views into the site are relatively limited. Views into the site are most sensitive in the south western corner of the site.
Other issues - NP Vision & Objectives					
N1 Protect/enhance countryside access	No change	No change	No change	No change	No change
N2 Maintain key views and vistas	No key views near this site	Limits views to N&W towards Newbury, but not a highly walked route	Current view is a natural end of the village. Since there is no footpath along this section of A343, it would seem that the village extends much further.	Reduces the feeling of spaciousness from A343	Development blocks views-across field. The surrounding lanes are well used by walkers
N3 Protect green spaces of significance	No	No	No	Removes a reasonably appreciated open space	only greenspace in village
N4 Maintain boundaries / native species	Yes - probably to Foxs Lane, if entrance is along track	Some impact, depending on where entrance is	Some impact from Church lane	Would suburbanise this part of village, but not a lot would be lost	Some impact from Tubbs Lane
N5 Enhance biodiversity / wildlife	Uncertain	SINC 39	Uncertain	SINC 13	Uncertain
N6 Space for biodiversity enhancement	May be	Probably not	May be	May be	May be
B1 Identify Built-up areas for SPB	In countryside AONB but adjacent to potential Penwood SPB	Outside any putative SPB	In countryside AONB but adjacent to potential Penwood SPB	Outside any putative SPB	In countryside AONB but adjacent to potential Penwood SPB
B2 Allocate small sites with mix of housing	Yes	Yes	Yes	Yes	Yes
B3 Protect heritage and historic character	N/A	N/A	N/A	N/A	N/A
B4 Energy efficient new build; infrastructure	Could be designed in	Could be designed in	Could be designed in	Could be designed in	Could be designed in

B5 Respect eclectic nature / rural character	Probably	Depends on layout / design	Depends on layout / design	Depends on layout / design	Depends on layout / design
E1 Support change farm buildings > bus use	N/A	N/A	N/A	N/A	N/A
E2 Ensure superfast b/band and mobile conn'y	N/A at this stage	N/A at this stage	N/A at this stage	N/A at this stage	N/A at this stage
E3 Support live / work accommodation	N/A at this stage	N/A at this stage	N/A at this stage	N/A at this stage	N/A at this stage
T1 Ensure sufficient on-site parking	N/A at this stage	N/A at this stage	N/A at this stage	N/A at this stage	N/A at this stage
T2 Up to date traffic studies > 1 dwelling	Limited traffic impact	Limited traffic impact.	Awkward exit to main road	Awkward exit to main road	Site access poor, significant traffic impact on narrow lanes
T3 More footpaths, cycleways; quiet lanes	No change	No change	No change	No change	PROW at north boundary
SUMMARY (V&O section only) Score: +2 dark green; +1 light green; 0 white/amber; -1 pink; -2 red	Generally consistent with objectives Score: +5	Outside AONB so less impact. However, several factors and location make it less suitable Score: -3	Impacts on some views and extends the village into countryside significantly Score: -3	Negative impact on views and access to countryside. Poor traffic exits and is a SINC in AONB. Score: -4	Only central greenspace in village. Good agricultural land. Negative on several objectives Score: -5

Rank score (1-5) carried forward to Five Sites - Final Assessment

5

3.5

3.5

2

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