

## Colin Broughton

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**From:** Colin Broughton  
**Sent:** 18 March 2014 11:47  
**To:** Sue Broughton  
**Subject:** FW: SHLAA application for land at Hungerford  
**Attachments:** SHLAA form Triangle Field.doc; Triangle Field Hungerford plan.PDF

Sue,

Further to your recent mail, please find attached copy of the SHLAA application form and plan sent to the planning department.

Regards,

Colin

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**From:** Colin Broughton  
**Sent:** 07 October 2013 11:31  
**To:** PlanningPolicy  
**Subject:** SHLAA application for land at Hungerford

At the Asset Management Group meeting recently the site known as Triangle Field, Priory Lane, Hungerford was being considered in respect of a request by the Town Council to acquire the site freehold but I have been requested to submit the site as a possible SHLAA and attach the completed form with plan in order that the site can be considered from a planning perspective in the medium to long term use of the site.

Regards,

Colin Broughton  
Estates Officer



## Site Allocations and Delivery Development Plan Document

### Strategic Housing Land Availability Assessment (SHLAA)

#### "Call for Sites" Form 2013

## Site Submission

Developers and the wider public are invited to put forward potential development sites in order to update the Strategic Housing Land Availability Assessment (SHLAA) and provide evidence for preparation of the Site Allocations and Delivery DPD.

**There is no need to submit sites that have previously been put forward for inclusion within the SHLAA, unless they are to be withdrawn or there are any details that have changed.**

Details of existing sites are on the Council's website at: <http://www.westberks.gov.uk/shlaa>.

## Uses Other than Housing

The "Call for sites" includes potential sites for uses other than housing, such as employment, retail and leisure uses. Please enter the relevant information on the use(s) you consider appropriate for the site, including mixed uses. This information will contribute to the evidence base for the Site Allocations and Delivery Development Plan Document.

## Where do I send the completed forms?

Please return all completed forms to the Planning Policy Team either:

- By e-mail to: [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk)
- In hard copy to: Planning Policy, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire RG14 5LD

Please submit completed forms by 8 April 2013 to guarantee inclusion in the next update of the SHLAA. Submissions may be made after that date and the form will continue to be available to enable submissions to be made at any time in the future, to inform future SHLAA updates.

If you have any difficulties completing this form or if you would like further information please call us on (01635) 519 111 or e-mail [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk).

## What happens next?

Sites submitted as potential housing sites will be considered in the update of the SHLAA, which forms part of the evidence base for the Site Allocations and Delivery DPD. Potential sites for other uses will be considered in the preparation of the Site Allocations and Delivery DPD.

**The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application. Potential sites that have been identified will be further tested through the plan-making process for Development Plan Documents, including Sustainability Appraisal/ Strategic Environmental Assessment, several stages of public participation and independent examination**

## Guidance Notes

Before completing this form, please read the following guidance notes:

- Sites may be included in future public consultation exercises and published in the SHLAA, so cannot be treated confidentially.
- Please complete the form in as much detail as possible. Please attach an Ordnance Survey map clearly showing the precise boundaries of the site and the part that is regarded as suitable for development (if that is not the whole area). This will assist in the assessment of the site. You are also welcome to attach any relevant additional information (e.g. tree survey).
- Please complete a separate form for each site
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future. Sites with planning permission will be taken account of in the SHLAA and the Site Allocations DPD.
- Only submit sites that you have an interest in and that you believe have genuine potential to be developed over the next 15 to 20 years.
- The settlements identified as having development potential are set out in Core Strategy Policy ADPP1: Spatial Strategy. Smaller settlements, not included within this hierarchy, are suitable only for limited infill development. The Core Strategy can be viewed at:  
<http://www.westberks.gov.uk/corestrategy>
- Only sites that are 0.15 hectares (approximately 0.4 acres) or greater in size should be submitted.
- You do not need to complete this form if you are simply proposing minor changes to existing premises (e.g. extensions or renovations).
- In completing this form, you are giving permission for a representative of the Council to access the site with or without prior notice in order to assess its suitability.
- The Call for Sites request is part of the Site Allocations and Delivery DPD plan making process and is separate from the Council's planning application process.

**Address of Site** *(Please include a plan with the boundaries of the site marked in red)*

The Triangle Field ,Adjoining the former Priory, Priory Road, Hungerford.

**Contact details**

<b>Name</b>	Mr Colin Broughton (Estates Officer)		
<b>Organisation</b> <i>(if relevant)</i>	West Berkshire District Council		
<b>Address</b>	Council Offices, Market Street, Newbury, RG14 5LD.		
<b>Telephone</b>	01635 519833.	<b>Fax</b>	
<b>Email</b>	cbroughton@westberks.gov.uk		

**Your Details**

<b>You are..?</b> <i>(Please tick all that apply)</i>	A Private Landowner		A Planning Consultant	
	A Public Land-owning Body	X	A Land Agent	
	A Registered Social Landlord		A Developer	
	Other <i>(please specify)</i>			
<b>If you are representing a client(s), please supply the name(s) and addresses(es) of those you represent</b>	West Berkshire District Council			

**Ownership Details**

<b>Are you the current owner of the site?</b>	The council owns the site.	
<b>If YES, are you...</b>	Sole owner X	Part owner
<b>If you are not the owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners.</b>  <i>(Please continue on a separate sheet if necessary, and provide a plan showing extent of individual land holdings)</i>	The site is subject to a lease to Hungerford Town Council until 2042 and with an option to renew. Hungerford Town Council, Council Office, Hungerford Library, Church Street, Hungerford, RG17 0JG.	
<b>Has the landowner (or each owner) indicated support for development of the land?.</b>		

Site Location		
<b>Site name</b> <i>(is the site known by a particular name?)</i>	The Triangle Field	
<b>Site address</b>	Priory Road, Hungerford.	
<b>Site OS grid reference</b>	Northings:	Easting:

Proposed Development / Land Use <i>(please give details)</i>				
<p>In the 1st column, please tick proposed type of development / land use.</p> <p>In the 2nd column, please tick any land uses you would also consider appropriate.</p> <p>In the details column, please specify the type of use and indicate the proposed mix of uses and number of units, plots, pitches, amount of floorspace etc</p>	Development / Land Use	1st	2nd	Details
	Residential	X		
	Affordable Housing		X	
	Specialist Residential			
	Gypsies & Travellers			
	Travelling Showpeople			
	Community Facility			
	Leisure / Recreation			
	Retail			
	Employment			
	Renewable Energy			
	Mixed-use			
Other <i>(please specify)</i>				



Site Details		
<b>Site area (hectares)</b>	Whole site: 6.8 hec.	Area Suitable for development:
<b>Current or previous land use(s)</b>	<b>Primary land-use</b>	Current use as sports /recreation field.
	<b>Secondary land-use</b>	Originally agricultural use until 1991.
<b>Existing structures</b> (e.g. detached dwelling)	Changing rooms and clubhouse.	
Would development require relocation of the current use or demolition of existing structures?	Possibly	
<b>Adjacent land-uses</b> (e.g. 2-storey terraced housing / open farmland)	<b>To the north</b>	Hungerford Common open space
	<b>To the east</b>	Farmland
	<b>To the south</b>	Farmland
	<b>To the west</b>	John O'Gaunt School and residential development including the Priory.
<b>Relevant planning history</b>	Agricultural land Grade 2 under former Agricultural Classification. Field subsequently let to Hungerford Town Council for public open space and recreation with appropriate ancillary buildings.	

Site Constraints: Are there any limitations that may prevent or constrain development on this site? (please give details)	
<b>Access Issues</b> (e.g. limitations or problems relating to site access)	Access should be possible from Priory Road.
<b>Topography or ground conditions</b> (e.g. site slopes, varying site levels etc)	Generally level site.
<b>Contamination/ Pollution/ Hazardous Uses</b> (e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)	Originally agricultural land so no contamination anticipated.
<b>Flood risk</b> (liability of site to flooding)	
<b>Legal/ Operational Constraints</b> (e.g. ownership constraints, covenants, tenancies, 'ransom strips' or operational requirements of landowners)	There is a lease to Hungerford Town Council on the field until 2042 with an option to renew. The Town Council also leases part of the site to local Rugby Club. Any development will require agreement to be reached with the Town Council and the Rugby Club.
<b>Environmental Constraints</b> (e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland, loss of locally used open space or access to open space)	The area is open space used for recreation but adjoins the development boundary. Potentially open space would be lost unless reprovided.

<b>Utilities and Infrastructure Provision</b> (e.g. provision of services to development including gas, electricity, water, sewerage and telecommunications)	As there has been recent development adjoining the site at The Priory it is presumed all major services will be available to service the site.
<b>Planning Policy Constraints</b> (e.g. based on adopted policy, designations or protected areas including Conservation Areas, SSSIs, Local Nature Reserves)	The Field is designated as Area of Outstanding Natural Beauty (Env.2) as is the whole residential area adjoining. The site adjoins John O'Gaunt school and some development on the field site would not be inconsistent with the residential uses adjoining.
<b>Other considerations</b> (any other issues that may affect the developability of the site)	

**Can the constraints be overcome and are any of them likely to affect the achievability or timing of the development? Please give details**

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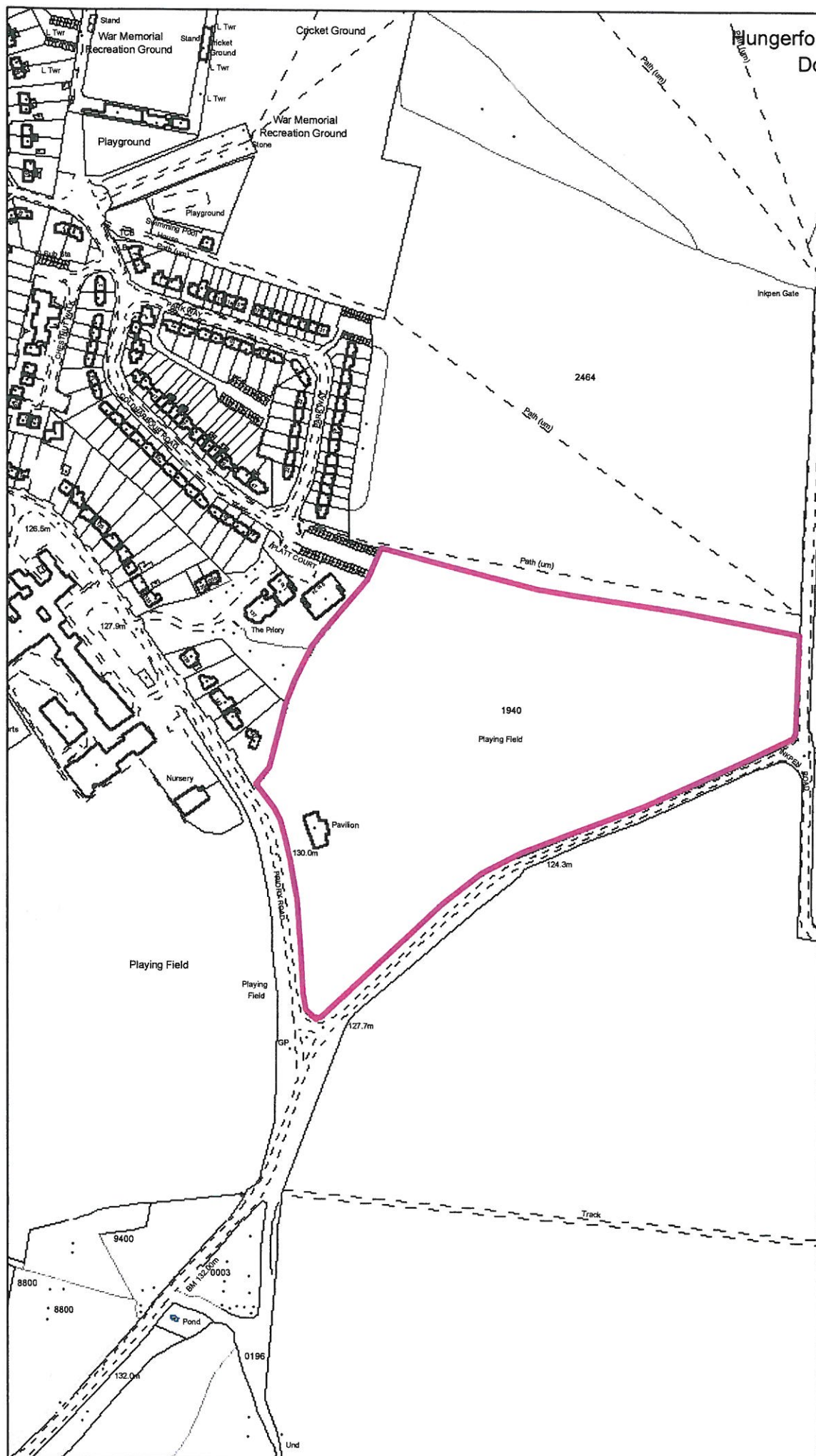
**Site Achievability (please give details)**

Is the site currently being marketed?	No	
Is the site owned by a developer?	No	
Is the site under option to a developer?	No +-	
Please tick the likely timescale for the site being developed	Available immediately	Within the next 11-15 years
	Within the next 1-5 years	Years 15+ X
	Within the next 6-10 years	
Once work has commenced, how many years do you think it would take to complete?	3 + years	

**Access to Site - Site Assessment (please give details)**

Are there any issues that would restrict access to the site by a representative of the Council undertaking further assessment?	No
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# Triangle Field Hungerford



## Legend

OS 1:50,000 MAP OF GREAT BRITAIN

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West  
Berkshire  
DISTRICT COUNCIL



**Please provide any additional information you think may be helpful to the Council in its consideration of this site for development .**

**Please also use this section if you require more space to respond to any of the earlier questions.**

