5.6 Service Village: Kintbury

Observations on the Assessment of Settlement and Key Landscape, Visual and Settlement Characteristics
The assessments do not include an evaluation of landscape sensitivity.

Site Assessments
Overleaf
SITE: KIN 001

Photographs

[Image: Photograph of a field looking west from PROW]
### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
- Agree with observations in Kirkham/Terra Firma report

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key settlement characteristics
- Agree with observations in Kirkham/Terra Firma report

### Summary of compliance with PPS 7 paragraph 21
- Agree with observations in Kirkham/Terra Firma report

### Recommendations
- Agree with observations in Kirkham/Terra Firma report. This site should not be pursued as a SHLAA Site.
SITE: KIN 004

Photographs

004 – Looking west from entrance to Kintbury Park Farm
### Relationship with adjacent settlement

Agree with observations in Kirkham/Terra Firma report with the addition of:

- Although adjacent to the eastern tip of the Conservation Area there is no strong visual link between the site and the older heart of the village.

### Relationship with wider countryside

Agree with observations in Kirkham/Terra Firma report with the addition of:

- The landform falls towards the Kennet Valley and is an integral part of the river valley. The conifer hedges are intrusive features and prevent views across the valley to the north.

### Impact on key landscape characteristics

Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics

Agree with observations in Kirkham/Terra Firma report with the addition of:

- It is assumed that development would enable removal of the conifer hedges.

### Impact on key settlement characteristics

Agree with observations in Kirkham/Terra Firma report with the addition of:

- There is no strong visual connection between the site and built development in the village. The settlement edge to the west is defined by areas of dense vegetation. Extension of linear development along the north side of Irish Hill Road would extend the settlement edge into open countryside.

### Summary of compliance with PPS 7 paragraph 21

- Development of the whole site would cause significant harm to the natural beauty of the AONB.
- The suggested linear development is based largely on a continuation of the settlement edge ‘linking’ with the Conservation Area. This link is not evident on site. Linear development would extend development out into an area of open countryside and would not conserve or enhance the natural beauty of the AONB. Development would also prevent outward views from Irish Hill Road.

### Recommendations

- The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.
SITE: 005

Photographs

005 – Looking south west from Irish Hill Road
### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
- Agree with observations in Kirkham/Terra Firma report

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key settlement characteristics
- Agree with observations in Kirkham/Terra Firma report

### Summary of compliance with PPS 7 paragraph 21
- Agree with observations in Kirkham/Terra Firma report

### Recommendations
- Agree with observations in Kirkham/Terra Firma report. This site should not be pursued as a SHLAA Site.
SITE: KIN 006

Photographs

006 – Looking south west towards Laylands Green
## Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

## Relationship with wider countryside
- Agree with observations in Kirkham/Terra Firma report

## Impact on key landscape characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Laylands Green has a strong rural character south of the site. Increased traffic would impact on the rural character of the lane.
- Site access would potentially involve removal of all or part of the hedge bordering the lane.

## Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

## Impact on key settlement characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- This is a small site set on the southern fringe of the settlement and bordered by houses to the north and west, which lie outside the settlement boundary.

## Summary of compliance with PPS 7 paragraph 21
- The site is probably a small field of neglected pasture. The site is enclosed and does not contribute to any significant degree to the character and natural beauty of the wider AONB.

## Recommendations
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Development of this site should be considered in association with the development of KIN 007 and KIN 009.
SITE: KIN 007

Photographs

007 – Looking south east over KIN 007 towards KIN 009
**Response to the West Berkshire Landscape Sensitivity Assessment (January 2011)**

<table>
<thead>
<tr>
<th>Relationship with adjacent settlement</th>
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</thead>
<tbody>
<tr>
<td>▪ Agree with observations in Kirkham/Terra Firma report</td>
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<tr>
<th>Relationship with wider countryside</th>
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</thead>
<tbody>
<tr>
<td>Agree with observations in Kirkham/Terra Firma report with the addition of:</td>
</tr>
<tr>
<td>▪ Combined with KIN 006 and KIN 009 forms a block of small fields of neglected pasture.</td>
</tr>
</tbody>
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<thead>
<tr>
<th>Impact on key landscape characteristics</th>
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</thead>
<tbody>
<tr>
<td>▪ Access to the site either from the residential land to the north or from Laylands Green via KIN 006 would require the removal of sections of hedgerow and scrub. There are mature oaks in the small area of woodland linking to Craven Close.</td>
</tr>
</tbody>
</table>

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<tr>
<th>Impact on key visual characteristics</th>
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<tbody>
<tr>
<td>▪ As with KIN 006 this is a small enclosed site. If developed in isolation (access from Craven Close) buildings would only partially visible from Laylands Green.</td>
</tr>
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<td>▪ Development of this site should be considered in association with the development of KIN 006 and KIN 009.</td>
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</table>
SITE: KIN 008

Photographs

008 – Looking west from field gate on Holt Road
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<tr>
<th>Relationship with adjacent settlement</th>
<th>Agree with observations in Kirkham/Terra Firma report</th>
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<td>Relationship with wider countryside</td>
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<td>Impact on key landscape characteristics</td>
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</tr>
<tr>
<td>Impact on key visual characteristics</td>
<td>Agree with observations in Kirkham/Terra Firma report with the addition of:</td>
</tr>
<tr>
<td></td>
<td>The photograph from Holt Road illustrates that views to the village from this location have a predominantly rural character, despite the influence of the settlement edge.</td>
</tr>
<tr>
<td>Impact on key settlement characteristics</td>
<td>Agree with observations in Kirkham/Terra Firma report with the exception of:</td>
</tr>
<tr>
<td></td>
<td>Opportunities to soften the development edge would not justify extension of development into open countryside in this location.</td>
</tr>
<tr>
<td>Summary of compliance with PPS 7 paragraph 21</td>
<td>Agree with observations in Kirkham/Terra Firma report on development of the site as a whole.</td>
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<tr>
<td></td>
<td>The development of the western most section is proposed in association with KIN 006, KIN 007 and KIN 009. These sites are contained by an established boundary hedge. KIN 008 is visually distinct from KIN 009, separated by the tall hedge and trees. The whole of KIN 008 retains a rural character and contributes to the natural beauty of the AONB and the transition from the settlement to the wider countryside.</td>
</tr>
<tr>
<td>Recommendations</td>
<td>The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.</td>
</tr>
</tbody>
</table>
SITE: KIN 009

Photographs

009 – Looking east from corner of 007
### Relationship with adjacent settlement
KIN 009 only touches the settlement boundary at one point. As such it is not closely related to the existing settlement pattern.

### Relationship with wider countryside
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Combined with KIN 006 and KIN 007, this area forms a block of small fields of neglected pasture.
- KIN 009 is more removed from the settlement boundary and forms part of the network of fields in the wider countryside.

### Impact on key landscape characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Access to the site would need to be via KIN 007. Access from Craven Close or from Inkpen Road via KIN 006 would require the removal of sections of hedgerow and scrub. There are mature oaks in the small area of woodland linking to Craven Close.

### Impact on key visual characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- If developed in isolation (access from Craven Close) buildings would only be partially visible from Laylands Green.

### Impact on key settlement characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Development of this site in isolation would create an isolated extension of the settlement into open countryside.
- Development could only be considered in association with KIN 007.

### Summary of compliance with PPS 7 paragraph 21
- The site is probably a small field of neglected pasture. The site is enclosed and does not contribute to any significant degree to the character and natural beauty of the wider AONB.

### Recommendations
Agree with recommendations in Kirkham/Terra Firma report with the addition of:
- Development of this site could only be considered in association with the development of KIN 006 and KIN 007 due to access restrictions and the fact that the site is only linked to the main settlement by KIN 007.
- If considered in isolation this site should not be pursued as a SHLAA site.
SITE: KIN 011

Photographs

011a – Looking south from sports pitch

011b – Looking south east from informal right of way at the southern end of KIN 013
### Relationship with adjacent settlement

Agree with observations in Kirkham/Terra Firma report with the addition of:

- The site only borders the settlement edge for half of the eastern boundary. The northern boundary is with sports pitches which incorporate a floodlit facility.

### Relationship with wider countryside

- The conifer hedge breaks any visual link between the site and the wider countryside. Removal of this hedge would open up views and re-establish the link with the wider countryside (see Photograph KIN 011a)
- The land use is rough grassland which probably constitutes neglected pasture.

### Impact on key landscape characteristics

Agree with observations in Kirkham/Terra Firma report with the addition of:

- Removal of the conifer hedge would be a benefit to landscape character, but this would not justify development.

### Impact on key visual characteristics

- The argument is presented that the site would have a limited visual impact. Removal of the conifer hedge is also proposed. Removal of the hedge would open up views to the site from the footpath and wider countryside to the west (see Photograph KIN 011 b).

### Impact on key settlement characteristics

- Disagree with the view that the site has a ‘strong relationship with the settlement’.

### Summary of compliance with PPS 7 paragraph 21

- The site comprises rough pasture and is enclosed by a conifer hedge. As such it does not contribute to a significant degree to the natural character and beauty of the AONB. Removal of the conifer hedge would enhance the rural character of the land and strengthen the link with the wider countryside. In this context, development of the site would be harmful to the natural beauty of the AONB and would be visible from open countryside to the west.

### Recommendations

- The majority of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.
- Partial development of the eastern edge may be possible without increasing the visual impact of the site in the wider countryside, subject to the conditions described in the Kirkham/Terra Firma Report.
SITE: KIN 013

Photographs

013a – Looking south east from PROW

013b – Looking north from southern end of 013
### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
Agree with observations in Kirkham/Terra Firma report with the addition of:
- The public right of way following the western boundary benefits from open views over the fields giving the path a semi rural character.

### Impact on key landscape characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Informal path on the very southern edge of the site would be affected by development.

### Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key settlement characteristics
- Agree with observations in Kirkham/Terra Firma report

### Summary of compliance with PPS 7 paragraph 21
- The whole of the site constitutes open countryside and there are locally important views from properties and public right of way over the site. Partial development of the northern part of the site would not cause significant harm to the AONB and would be enclosed by the existing settlement boundary on three sides.

### Recommendations
- Development should be restricted to the north east corner of the site and subject to the recommendations set out in the Kirkham/Terra Firma report.
SITE: KIN 015

Photographs

015 – View north from Laylands Green showing Kiln Farm
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<thead>
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<td>Agree with observations in Kirkham/Terra Firma report with the addition of:</td>
<td></td>
</tr>
<tr>
<td>• This section of Inkpen Road has a strong rural character and includes the old farmhouse at Kiln Farm and associated barns.</td>
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<td>Agree with observations in Kirkham/Terra Firma report with the addition of:</td>
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<tr>
<td>• Development would impact on the rural character of Laylands Green and the setting of Kiln Farm</td>
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<td>• The site comprises areas of paddocks and a number of features which contribute to the natural beauty of the AONB. Inkpen Road has a strong rural character and the site provides the setting to a number of older properties including Kiln Farm. Development on any part of the site would cause harm to these characteristics and would not conserve and enhance the natural beauty of the AONB.</td>
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Conclusions and Observations on Cumulative Impacts

Development at the scale originally proposed would have significantly changed the scale and character of the village and the impact of the settlement on the natural beauty of the AONB. Whole or partial development of a number of smaller sites is supported in our report, albeit on a much more limited scale.

The cumulative impact of the development of all the sites as recommended in the Kirkham/Terra Firm report would extend the settlement to an unacceptable degree into the open countryside of the AONB. A limited number of dwellings could be accommodated, principally on the smaller more enclosed sites, without extending impacts to the natural beauty of the AONB.

A comparison of our recommendations on sites and the anticipated numbers of dwellings with those put forward in the 2011 Kirkham/Terra Firma report are summarised below:

<table>
<thead>
<tr>
<th>Site</th>
<th>KTF</th>
<th>LMS</th>
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</thead>
<tbody>
<tr>
<td>KIN 004</td>
<td>63</td>
<td>0</td>
</tr>
<tr>
<td>KIN 006</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>KIN 007</td>
<td>13</td>
<td>13</td>
</tr>
<tr>
<td>KIN 008</td>
<td>19</td>
<td>0</td>
</tr>
<tr>
<td>KIN 009</td>
<td>24</td>
<td>24</td>
</tr>
<tr>
<td>KIN 011</td>
<td>32</td>
<td>10*</td>
</tr>
<tr>
<td>KIN 013</td>
<td>33</td>
<td>16*</td>
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<tr>
<td>KIN 015</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total net dwellings</strong></td>
<td><strong>210</strong></td>
<td><strong>69</strong></td>
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</tbody>
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* Net Dwellings estimated by Land Management Services Ltd