

## Appendix 4: SA/SEA of Policy Options considered

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### Key effects of options on the SA/Objectives

++	+	?	0	-	--
Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

# 1 Development Strategy

## 1.1 Spatial Areas

	i) Retain Core Strategy Approach (4 Spatial Areas)		ii) Reduce Spatial Areas to 3	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change</b>	<b>0</b>	The option does not have a direct impact on climate change and reducing emissions as it considers the different characters across West Berkshire and how development should be split across these areas.	<b>0</b>	The option does not have a direct impact on climate change and reducing emissions as it considers the different characters across West Berkshire and how development should be split across these areas. A reduction in the number of spatial areas will not impact on climate change
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	<b>?</b>	The East Kennet Valley and Eastern Area are quite constrained in terms of where additional development may be able to go, so by continuing with four spatial areas there could be an impact on the derivability of housing in these more constrained areas.	<b>+</b>	The reduction to 3 spatial areas allows more flexibility in relation to where development could be focused, therefore, allowing the district's housing needs to be met.
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	<b>0</b>	The option will not direct impact on health, safety, wellbeing or inequities	<b>0</b>	The option will not directly impact on health, safety, wellbeing or inequality.
<b>3: To improve accessibility to community infrastructure</b>	<b>0</b>	The option will not directly impact on accessibility to community infrastructure	<b>0</b>	The option will not directly impact on accessibility to community infrastructure
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel</b>	<b>0</b>	The option will not directly impact on travel	<b>0</b>	This option will not directly impact on travel patterns
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced</b>	<b>+</b>	Each spatial area has its own distinct character, which is protected by the spatial areas.	<b>+</b>	The spatial areas have their own distinct character, which is protected by the spatial area designation.
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire</b>	<b>0</b>	The option will not directly impact on air, water, soil or noise.	<b>0</b>	The option will not directly impact on air, water, soil or noise.
<b>7: To promote and improve the efficiency of land use</b>	<b>+</b>	This option promotes the efficient use of land, but there are limited opportunities for development within the East Kennet Valley and the Eastern Area which may limit efficient use of land.	<b>++</b>	This option separates the district into 3 areas, which allows for greater consideration of suitable land, especially within the eastern area.

<b>8: To reduce consumption and waste of natural resources and manage their use efficiently</b>	<b>0</b>	The designation of spatial areas will not impact on natural resources.	<b>0</b>	The designation of spatial areas will not impact on natural resources.	
<b>10: To support strong, diverse and sustainable economic base which meets identified needs</b>	<b>+</b>	The option supports the economic base, however, constraints within the East Kennet Valley and Eastern Area may limit the opportunities for further growth.	<b>++</b>	This option allows for greater flexibility across the spatial areas, therefore, allowing maximum opportunities for economic growth.	
<b>Summary of Effects</b>					
<b>Option i)</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Overall Neutral	High	District Wide	Permanent	Long Term (Plan period)
	Overall this option will have a neutral impact on sustainability. There are positive sustainability impacts identified in relation to economic and environmental sustainability. The impacts on social sustainability are likely to be neutral given the limitations for development options in the Eastern Area and East Kennet Valley.				
<b>Option ii)</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Overall Positive	High	District Wide	Permanent	Long Term (Plan period)
	Overall this option is likely to have a positive impact on sustainability. There are significantly positive impacts identified in relation to economic sustainability, with positive impacts on social sustainability. While environmental sustainability is likely to be neutral with mitigation measures there could also be some positive environmental sustainability impacts.				

## 1.2 Spatial Strategy

	<b>1: Focus on Newbury</b>	<b>2: Focus on Thatcham</b>
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change</b>	<b>+</b> The strategy proposes to direct development towards the most sustainable locations, therefore, there should be a positive impact on reducing climate emissions and ensuring adaption measures are in place to respond to climate change. However, development would not be strategic in nature and would result in a larger number of smaller sites being developed.	<b>++</b> The strategy directs development towards the most sustainable locations, and proposes strategic development in Thatcham which allows for a wider range of climate mitigation measures to be included within the development than may be possible over a larger number of smaller sites.
<b>1: To enable provision of housing to</b>	<b>?</b> Newbury is the main town on the districts and therefore, has the highest number of services and facilities to support	<b>++</b> Thatcham is considered to be a sustainable location within the district. Strategic development in the town would have a

<b>meet identified need in sustainable locations</b>		additional growth. However, limited options for sites could lead to some uncertainty as to the impact on this objective		significantly positive impact on this objective in terms of provision of housing to meet identified need.
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	+	Development should allow for positive effects on health, safety and wellbeing	++	Additional development in Thatcham would allow for provision of new services and facilities to improve health, safety and wellbeing as well as helping to reduce inequalities
<b>3: To improve accessibility to community infrastructure</b>	+	Newbury already has a wide range of services and facilities, a development focus in this area would seek to build on the network of facilities already in place.	++	Strategic scale development in Thatcham would allow for the provision of new and improved services and facilities for the community.
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel</b>	+	Newbury is the biggest town in the district and already had a good range of sustainable travel options, development focus here would help to build on this.	+	Strategic level development in this area would allow for new and improved opportunities for safe and sustainable travel
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced</b>	0	This is not specifically dealt with by this strategy. Development would need to ensure that it conserves and enhances the natural, built and historic environment	0	This is not specifically dealt with by this strategy. Development would need to ensure that it conserves and enhances the natural, built and historic environment
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout</b>	0	This is not specifically dealt with by this strategy. Development would need to ensure that it protects areas from/minimises pollution	0	This is not specifically dealt with by this strategy. Development would need to ensure that it protects areas from/minimises pollution

<b>West Berkshire</b>				
<b>7: To promote and improve the efficiency of land use</b>	<b>++</b>	The strategy would seek to make best use of available brownfield land available within the district.	<b>+</b>	The focus of a large strategic site in a single location reduces the pressure on greenfield sites in other areas and reduces the overall area of greenfield sites required for development
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently</b>	<b>0</b>	The strategy does not specifically seek to reduce consumption of natural resources	<b>0</b>	The strategy does not specifically seek to reduce consumption of natural resources
<b>10: To support strong, diverse and sustainable economic base which meets identified needs</b>	<b>+</b>	Development focus in Newbury would support business and employment growth in the local area.	<b>+</b>	Development of a strategic site would allow for a mixed use development including residential and a range of economic developments.

**Summary of Effects**

<b>Option 1</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Positive / Neutral	Medium	District wide with a focus on Newbury	Permanent	Long Term (Plan period)
	This option gives a number of potentially positive sustainability effects in relation to focusing development on the biggest town with the largest number of facilities, with a significantly positive effect predicted due to the strategies' focus on the use of brownfield and. However, there are is an unknown impact as to whether the strategy would be able deliver adequate housing to meet the local identified need due to the lack of suitable sites within the area.				
<b>Option 2</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Positive	Medium	District wide with a focus on Thatcham	Permanent	Long Term (Plan period)
	This option given an overall positive effect on sustainability, with several potentially significantly positive impacts as a result of a large strategic site being developed. A large strategic site can deliver a number of positive benefits due to the nature and scale of the development economically, socially and environmentally as it focuses development in one area, which can then have adequate mitigation measures and support networks developed within the design scope of the development to bring about improvements.				

1.3 **Settlement hierarchy**

	1) Remove Aldermaston from Service Villages		2) Add Streatley to Service Villages		3) Remove Burghfield Common from Rural Service Centres	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change</b>	<b>+</b>	The removal of Aldermaston from Service Villages will divert development away from the village towards more sustainable locations, which should help to reduce emissions contributing to climate change.	<b>0</b>	Inclusion of Streatley as a Service Village would be unlikely to impact on climate change	<b>0</b>	Unlikely to impact on climate change as people would still come to Burghfield Common to access the services and facilities there
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	<b>0</b>	Removal of Aldermaston would not have any impact on meeting local housing needs.	<b>+</b>	The inclusion of Streatley Service Village would help to direct development towards the more sustainable locations in the district.	<b>0</b>	The presence of the DEPZ restricts additional development taking place within Burghfield Common. Therefore, removal of the village from the settlement hierarchy would not have any impact
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	<b>0</b>	Removal of Aldermaston from the Settlement hierarchy will not have a direct impact on health, safety, wellbeing or inequality	<b>0</b>	Inclusion of Streatley would be unlikely to have a direct impact on health, safety, wellbeing or inequality.	<b>-</b>	Removal of Burghfield Common from the settlement hierarchy may result in decreased investment in the services and facilities already in the village which would result in a negative impact on health, safety and wellbeing.
<b>3: To improve accessibility to community infrastructure</b>	<b>0</b>	Removal of Aldermaston will not have a direct impact on accessibility to community infrastructure	<b>+ / ?</b>	Inclusion of Streatley could have a positive impact on accessibility to community infrastructure, by directing development to locations where there are more community facilities.	<b>-</b>	Removal of Burghfield Common from the settlement hierarchy may result in decreased investment in the services and facilities already in the village which would result in a negative impact accessibility to community infrastructure
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel</b>	<b>0</b>	Removal of Aldermaston will not directly impact on safe or sustainable travel. It is partly due to lack of sustainable travel	<b>+</b>	Inclusion of Streatley will direct development to areas which have good access to safe and sustainable travel options.	<b>0</b>	Removal of Burghfield Common from the settlement hierarchy is unlikely to impact on sustainable travel

		options the settlement is considered for removal from the settlement hierarchy.				
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced</b>	<b>+</b>	Removal of Aldermaston from settlement hierarchy will help to maintain the character and distinctiveness of the natural, built and historic environment.	<b>? / 0</b>	Inclusion of Streatley in the settlement hierarchy will direct some additional development towards the village. Without adequate mitigation (through policy wording, or direct mitigation) there could be an impact on the character and distinctiveness of the natural, built and historic environment. But with adequate policy requirements and mitigation measures the overall impact should be neutral.	<b>+</b>	Removal of Burghfield Common from the settlement hierarchy would help to maintain the character and distinctiveness of the natural, built and historic environment as development opportunities within the village would be limited.
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire</b>	<b>+</b>	The removal of Aldermaston from the settlement hierarchy will direct development away from the settlement therefore protecting local air, water and soil quality.	<b>? / 0</b>	Inclusion of Streatley in the settlement hierarchy will direct some additional development towards the village. Without adequate mitigation (through policy wording, or direct mitigation) there could be an impact on the air, water, soil and noise. But with adequate policy requirements and mitigation measures the overall impact should be neutral.	<b>0</b>	Removal of Burghfield Common from the settlement hierarchy is unlikely to impact on air, soil, water or noise.
<b>7: To promote and improve the efficiency of land use</b>	<b>0</b>	The removal of Aldermaston from the settlement hierarchy will not directly impact on the efficient of land use	<b>0</b>	Inclusion of Streatley is unlikely to impact on the efficient use or land	<b>0</b>	Removal of Burghfield Common from the settlement hierarchy is unlikely to impact on efficient use of land
<b>8: To reduce consumption and waste of natural resources and</b>	<b>0</b>	The removal of Aldermaston from the settlement hierarchy will not directly impact on the	<b>0</b>	Inclusion of Streatley is unlikely to impact on consumption and waste of natural resources.	<b>0</b>	Removal of Burghfield Common from the settlement hierarchy is unlikely to impact on use of natural resources.

manage their use efficiently		consumption and waste of natural resources.				
<b>10: To support strong, diverse and sustainable economic base which meets identified needs</b>	-	The removal of Aldermaston from the settlement hierarchy could have a negative impact on the economic base as it would be unlikely there would be any additional development in the village.	+	Inclusion of Streatley in the settlement hierarchy will have a positive impact on the economic case.	-	Removal of Burghfield Common from the settlement hierarchy could have a negative impact on the economic base and it would limit any development from taking place within the village.

**Summary of Effects**

Option 1	Effect:	Likelihood:	Scale:	Duration:	Timing:
	Overall Neutral	High	Local (Aldermaston)	Permanent	Long Term (Plan Period)
Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to Environmental sustainability as the option would result in limited development taking place in the Aldermaston area. There is a possible negative impact on economic sustainability as the option would limit development in the area which would not support economic growth in the area. Impacts on social sustainability area expected to be neutral.					
Option 2	Effect:	Likelihood:	Scale:	Duration:	Timing:
	Overall Neutral	High	Local (Streatley)	Permanent	Long Term (Plan Period)
Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to social and economic sustainability through the delivery of development in the area. Mitigation measures and policy requirements for any development taking place in the area would ensure that the overall impact on environmental sustainability was natural.					
Option 3	Effect:	Likelihood:	Scale:	Duration:	Timing:
	Overall Neutral	High	Local (Burghfield Common)	Permanent	Long Term (Plan Period)
Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to environmental sustainability as the option would restrict any new development in the village. Potential negative impacts have been identified in relation to economic sustainability and social sustainability as removal of Burghfield Common from the settlement hierarchy may result in a lack of investment in existing services and facilities which would limit access to services and facilities and impact on the economic base of the community.					

**1.4 AONB**

	i) No AONB policy – rely on NPPF		ii) AONB specific policy	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in</b>	+	The NPPF requires that development helps to reduce emissions contributing to climate change. Development in the AONB would be required to consider this.	++	A specific AONB policy would be able to ensure that development taking place in the AONB included measures to reduce missions and respond to climate change.



<b>place to respond to climate change</b>				
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	+	The NPPF seeks to enable development to take place in the most sustainable places, while offering protections to the AONB.	++	A specific AONB policy would balance the need to meet the district's housing needs in sustainable locations with the special character of the AONB.
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	+	The NPPF seeks to enable development to improve health, safety, wellbeing and inequalities	++	A specific AONB policy would be able to ensure that development in the AONB supports improved health, safety and wellbeing and reduces inequality, in an area that has often been subject to poorer health, safety and wellbeing than other areas of the district.
<b>3: To improve accessibility to community infrastructure</b>	+	The NPPF seeks to enable development which improves access to community infrastructure.	+	A specific AONB policy would be able to ensure that development in the AONB provides improved access to community infrastructure.
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel</b>	+	The NPPF seeks to support safe and sustainable travel options	+	A specific AONB policy would be able to ensure that development in the AONB includes provision for safe and sustainable travel.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced</b>	+	The NPPF seeks to enable development that conserves and enhances the character and distinctiveness of the natural, built and historic environment.	++	A specific AONB policy would have its main focus on protecting the character and distinctiveness for the natural, built and historic environment of the AONB.
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire</b>	+	The NPPF seeks to enable development that protects and improves air, water and soil quality while minimising noise levels.	+	A specific AONB policy would ensure that development in the AONB protects and improves air, water, soil and noise levels.
<b>7: To promote and improve the efficiency of land use</b>	+	The NPPF seeks to enable development to make best use of land.	++	A specific AONB policy would be able to include specific references to efficient use of land.
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently</b>	0	There is unlikely to be any impact on the consumption or waste of natural resources	+(0)	A specific AONB policy could ensure that any viable minerals located beneath a proposed development are extracted through prior extraction, as mineral extraction in the AONB by itself is unlikely to be acceptable outside of allocated sites.
<b>10: To support strong, diverse and sustainable economic base which meets identified needs</b>	+	The NPPF seeks to enable development that supports a strong, diverse and sustainable economic base.	++	A specific AONB policy would ensure that development in the AONB helps to support a strong, diverse and sustainable economic base.

Summary of Effects					
Option 1	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Overall positive effect	Medium	AONB	Permanent	Long Term (plan period)
	<b>Cumulative / compound</b>				
The NPPF seeks to enable development while offering protections to nationally designated landscapes. Reliance on the NPPF is likely to have an overall positive impact on all elements of sustainability.					
Option 2	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Overall positive effect, with some significantly positive effects.	High	AONB	Permanent	Long Term (plan period)
	<b>Cumulative / compound</b>				
A specific AONB policy included in the plan would allow a balance between local housing needs and protection and enhancement of the AONB to be met taking into account local circumstances. There are a number of potentially significant sustainability impacts as a result of a specific policy, in relation to delivery of housing, safety and wellbeing, climate change, land use, and employment.					

## 2 Delivering Housing

### 2.1 Approach to Housing Delivery

	1) Baseline LHN		2a) Boosting Supply option a (LHN + 10%)		2b) Boosting supply option b (LHN + 5%)	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change</b>	?	Delivering the LHN will have an unknown impact on climate change. Adaption and mitigation measures should ensure there are no negative impacts.	?	Delivering the LHN will have an unknown impact on climate change. Adaption and mitigation measures should ensure there are no negative impacts.	?	Delivering the LHN will have an unknown impact on climate change. Adaption and mitigation measures should ensure there are no negative impacts.
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	+	Meeting LHN would meet the identified need for housing	++	Boosting the LHN would have a significantly positive impact on meeting identified needs.	++	This option would boost the number of dwellings delivered having a significantly positive

					impact on meeting identified needs.	
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	<b>+</b>	Meeting the LHN would have positive impact on health, safety, wellbeing and inequality by providing housing to meet local needs.	<b>+</b>	Boosting the LHN would have a positive impact on health, safety, wellbeing and inequality by providing additional housing to meet local needs	<b>+</b>	Boosting the LHN would have a positive impact on health, safety, wellbeing and inequality by providing additional housing to meet local needs
<b>3: To improve accessibility to community infrastructure</b>	<b>0</b>	Meeting the LHN is in itself unlikely to impact on accessibility community infrastructure.	<b>0</b>	Boosting the LHN is in itself unlikely to impact on accessibility to community infrastructure	<b>0</b>	Boosting the LHN is in itself unlikely to impact on accessibility to community infrastructure
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel</b>	<b>0</b>	Meeting the LHN is in itself unlikely to impact on safe and sustainable travel	<b>0</b>	Boosting the LHN is in itself unlikely to impact on safe and sustainable travel.	<b>0</b>	Boosting the LHN is in itself unlikely to impact on safe and sustainable travel.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced</b>	<b>-</b>	Meeting the LHN could, without adequate mitigation result in impacts on the natural, built and historic environment.  <i>With mitigation the impact would be neutral.</i>	<b>-</b>	Boosting the LHN could, without adequate consideration and mitigation result in impact on the natural, built and historic environment.  <i>With mitigation the impact would be neutral.</i>	<b>-</b>	Boosting the LHN could, without adequate consideration and mitigation result in impact on the natural, built and historic environment.  <i>With mitigation the impact would be neutral.</i>
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire</b>	<b>-</b>	Meeting the LHN could, without adequate mitigation result in impacts on air and soil quality or noise levels.  <i>With mitigation the impact should be neutral.</i>	<b>-</b>	Boosting the LHN could, without adequate consideration and mitigation result in impacts on the natural, built and historic environment.  <i>With mitigation the impact should be neutral.</i>	<b>-</b>	Boosting the LHN could, without adequate consideration and mitigation result in impacts on the natural, built and historic environment.  <i>With mitigation the impact should be neutral.</i>
<b>7: To promote and improve the efficiency of land use</b>	<b>0</b>	Meeting the LHN in itself will not promote and	<b>0</b>	Boosting the LHN in itself would not promote or improve the efficient use of land	<b>0</b>	Boosting the LHN in itself would not promote or improve the efficient use of land

		improve the efficient use of land.				
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently</b>	?	Meeting the LHN could, depending on the location of the sites allocated or development, could impact on the consumption or waste of natural resources through sterilisation.	?	Boosting the LHN could, depending on the location of the sites allocated or development, could impact on the consumption or waste of natural resources through sterilisation.	?	Boosting the LHN could, depending on the location of the sites allocated or development, could impact on the consumption or waste of natural resources through sterilisation.
<b>10: To support strong, diverse and sustainable economic base which meets identified needs</b>	+	Meeting the LHN will help to support the economy.	++	Boosting the LNH would significantly help to support the economy,	+	Meeting the LHN will help to support the economy.

**Summary of Effects**

<b>Option 1</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Overall Positive	Medium	District Wide	Permanent	Long Term
	This option gives an overall positive effect on sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment. Providing for the LHN results in positive economic and social sustainability effects. However, there could be some negative environmental sustainability effects without good design and mitigation measures being put in place.				
<b>Option 2a</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Overall Positive, with some significantly positive effects	Medium	District Wide	Permanent	Long Term
	This option gives an overall positive effect on sustainability, with significantly positive effects on economic and social sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment and without good design and mitigation measures in place there could be some negative environmental sustainability effects.				
<b>Option 2b</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Overall Positive	Medium	District Wide	Permanent	Long Term
	This option gives an overall positive effect on sustainability, with significantly positive effects on economic and social sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment and without good design and mitigation measures in place there could be some negative environmental sustainability effects.				

## 2.2 Strategic Site Allocation at Sandford Park

SA Objective	Options							
	1) Allocation of Sandford Park as in Core Strategy (up to 2000 dwellings)		2) Allocation of Sandford Park as 2 sites with a protected road link between them (in line with land ownership)		3) Allocate part of the site		4) Allocation of Sandford Park for up to 1500 dwellings	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change</b>	+	Development of the site would allow for climate change measures to be included across the site	+ / ?	Development of the site would allow for climate change measures to be included across the site, but the scale of 2 individual sites may not provide as many benefits as a whole site approach.	+ / ?	Development of part of the site would allow for climate change measures to be included, but the scale may not provide as many benefits as a whole site approach.	+	Development of the site would allow for climate change measures to be included across the site
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	+	Allocation of the site enables development of housing to meet the identified need.	+	Allocation of the site enables development of housing to meet the identified need.	-	Allocation of part of the site would not help to meet the identified housing need.	+	Allocation of the site enables development of housing to meet the identified need. Although this option would not deliver the number of affordable homes option 1 would deliver.
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	+	Development should allow for positive effects on health, safety and wellbeing	+	Development should allow for positive effects on health, safety and wellbeing	+	Development should allow for positive effects on health, safety and wellbeing	+	Development should allow for positive effects on health, safety and wellbeing
<b>3: To improve accessibility to community infrastructure</b>	+	Development of the site will result in a number of community infrastructure improvements	+ / ?	Development of the site should result in community infrastructure improvements, but the separation of the site	?	Development of part of the site would result in some community benefits, but not to the level required to make the best use of the site	+	Development of the site will result in a number of community infrastructure improvements.

				could result in a disjointed approach which could result in some important facilities not being located in the most appropriate locations		and local community facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel</b>	<b>+</b>	Retention of a cohesive site will allow for continuous and well-designed routes for sustainable travel across the site.	<b>?</b>	Separating the site into 2 parcels could result in disjointed opportunities for sustainable travel through and between the sites.	<b>-</b>	Allocation of part of the site would not provide a sustainable travel link through the site, which could limit opportunities for sustainable travel.	<b>+</b>	Retention of a cohesive site will allow for continuous and well-designed routes for sustainable travel across the site.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced</b>	<b>+</b>	The site policy ensures that development on the site takes into account the character and distinctiveness of the natural, built and historic environment.	<b>+ / ?</b>	It is likely that similar policy requirements would be put in place, however a lack of cohesion between the two parts of the site could result in negative impacts without adequate mitigation.	<b>0 / ?</b>	Allocation and development of part of the site would protect one area of the site from development, but could result in a high level of impacts from the area that is allocated.	<b>++</b>	A reduced number on the site allows for better protection of the natural environment as well as protection of the character of the area, the built and historic environment.
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire</b>	<b>0</b>	Development on the site is unlikely to impact on air, water or soil quality	<b>0</b>	Development on the site is unlikely to impact on air, water or soil quality.	<b>0</b>	Development on the site is unlikely to impact on air, water or soil quality.	<b>0</b>	Development on the site is unlikely to impact on air, water or soil quality
<b>7: To promote and improve the efficiency of land use</b>	<b>+</b>	Allocation of a single cohesive site allows for best use of the land	<b>?</b>	Development of the site as 2 separate areas could result in poor use	<b>?</b>	Allocation of only part of the site could result in poor use of land in some areas.	<b>+</b>	Allocation of a single cohesive site allows for best use of the land

				of the land in some areas				
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently</b>	-	Site is underlain by sharp sand and gravel. Development of the site has been agreed on the principle of incidental extraction, which would result in some sterilisation of the mineral resource.	-	Site is underlain by sharp sand and gravel. Development of the site has been agreed on the principle of incidental extraction, which would result in some sterilisation of the mineral resource.	- / ?	Site is underlain by sharp sand and gravel. Development of the site has been agreed on the principle of incidental extraction, which would result in some sterilisation of the mineral resource. The amount of material sterilised would be less if only part of the site was allocated.	? / +	Reallocation of the site, would allow for further consideration of the mineral resource under the site.
<b>10: To support strong, diverse and sustainable economic base which meets identified needs</b>	0 / +	The site is largely residential with a small amount of mixed use space.	0 / ?	The site is largely residential with some mixed use development, however, with two separate areas it may be difficult to ensure economic opportunities are included.	?	The site is largely residential, with some mixed use development. However, if only part of the site was allocated it may be difficult to ensure economic opportunities are included.	0 / +	The site is largely residential with a small amount of mixed use space.

**Summary of Effects**

<b>Option 1</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Positive	Medium	Local	Permanent	Long Term
	Retention of the allocation of Sandford Park gives an overall positive outcome on sustainability objectives, with one exception in relation to potential loss of the mineral resource.				
<b>Option 2</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Unknown	Medium	Local	Permanent	Long Term
	The separation of the site into two parcels of land with a safeguarded transport connection between them results in an overall uncertain impact on sustainability. This is largely due to the uncertainty of the linkages provided between the two parts of the site. The impact on the natural mineral resource remains negative as with option 1.				
<b>Option 3</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Unknown	Medium	Local	Permanent	Long Term

	The allocation of only part of the site is likely to have an overall uncertain impact on suitability. The allocation of only part of the site would not be able to deliver all of the community benefits originally envisaged with the allocation of the site and would result in an uncertain social sustainability impact. There are potential negative environmental sustainability impacts in relation to limited opportunities for sustainable travel, and potential negative social sustainability impacts as allocation of only part of the site would not deliver the number of dwellings needed to help meet local housing need.				
<b>Option 4</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Positive	Medium	Local	Permanent	Long Term
	The allocation of the whole site, but at a lower figure compared to the Core Strategy would result in an overall positive impact on sustainability. A significantly positive impact is identified in relation to environmental sustainability as a reduced number would allow better protection of the natural, built and historic environment.				

### 2.3 Quantum of Development at North East Thatcham

	<b>1a: North East Thatcham (up to 2500 dwellings)</b>		<b>1b: North East Thatcham (1,500)</b>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change</b>	<b>++</b>	Allocation of a site of this size would provide the potential for significant climate mitigation measures to be included within the development. There is limited flood risk on the site, which could be used within the design of the site to provide GI and other measures to mitigate against climate change.	<b>+</b>	Allocation of a site of this site would provide the potential for climate change mitigation measures to be included within the development. There is limited flood risk on the site, which could be used within the design of the site to provide GI and other measures to mitigation against climate change.
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	<b>++</b>	Allocation of the site would deliver a significantly proportion of houses needed to meet local needs, in a sustainable location. Fewer additional sites in other areas across the district would be required.	<b>+</b>	Allocation of the site would deliver a high proportion of houses need to meet local needs, in a sustainable location. Other alternative sites across the district may be required to provide for the Council's total housing requirement.
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	<b>+</b>	New development should be designed with health, safety and wellbeing in mind to ensure that inequalities are reduced.	<b>+</b>	New development should be designed with health, safety and wellbeing in mind to ensure that inequalities are reduced.
<b>3: To improve accessibility to community infrastructure</b>	<b>++</b>	Allocation of this site would allow for infrastructure necessary to support the development of the site to be provided within the development, close to where the new homes will be located. A development of this size	<b>+ / ?</b>	Allocation of this site would allow for some of the infrastructure necessary to support the development of the site provided within the development, close to where new homes will be located. However, development of this size



		would also support regeneration and improvement of other community facilities within Thatcham.		may not be able to support some of the larger community infrastructure projects required to allow for greater support for Thatcham (eg. Education provision).
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel</b>	+	Allocation of this site would provide internal routes for walking, cycling and public transport as well as linking into the existing networks. The site is however, some way from the station, so creating safe links to the station would be key.	+	Allocation of this site would provide internal routes for walking, cycling and public transport as well as linking into the existing networks. The site is however, some way from the station, so creating safe links to the station would be key.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced</b>	?	Development of the site could result in impacts on the natural, built and historic environment without adequate mitigation measures being in place.	?	Development of the site could result in impacts on the natural, built and historic environment without adequate mitigation measures being in place.
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire</b>	?	Development of the site could result in impacts on air, water and soil quality and noise without adequate mitigation measures being in place.	?	Development of the site could result in impacts on air, water and soil quality and noise without adequate mitigation measures being in place.
<b>7: To promote and improve the efficiency of land use</b>	-	The site is a greenfield site	-	The site is a greenfield site
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently</b>	+	Development of a strategic site allows for more efficient use of resources and should help to reduce waste generation as part of the development process.	+	Development of a strategic site allows for more efficient use of resources and should help to reduce waste generation as part of the development process.
<b>10: To support strong, diverse and sustainable</b>	+	As a strategic site development would include a mix of uses including employment.	+	As a strategic site development would include a mix of uses including employment.

<b>economic base which meets identified needs</b>					
<b>Summary of Effects</b>					
<b>Option 1a</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Positive	Medium	Local (Thatcham)	Permanent	Long Term
	Overall development of this site would be likely to result in a positive impact on all elements of sustainability. The scale of the development provides for community infrastructure to be delivered on site, resulting in a significantly positive impact on social sustainability. While there is an unknown impact on environmental sustainability in relation to impacts on air, water, noise and soil mitigation measures would be able to deliver an overall neutral impact. Development is likely to result in a positive impact in relation to economic sustainability as employment and business opportunities will be provided for on site along with community facilities. The scale of the site allows for greater scope for onsite mitigation to any potential sustainability impacts.				
<b>Option 1b</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Neutral	Medium	Local (Thatcham)	Permanent	Long Term
	Overall development of this site is likely to give a neutral impact on all elements of sustainability. The scale of the development would provide for some community infrastructure, resulting in a positive impact on social sustainability, however, the development may not be of a size to deliver a wider range of facilities to support Thatcham such as new education facilities. While there is an unknown impact on environmental sustainability in relation to impacts on air, water, noise and soil mitigation measures would be able to deliver an overall neutral impact. Development is likely to result in a positive impact in relation to economic sustainability as employment and business opportunities will be provided for on site along with community facilities. The scale of the site will mean that more additional sites will need to be allocated across the district.				

### 3 Economic Growth and Supporting Local Communities

#### 3.1 Strategic Approach to economic development

	<b>1: Retain separate Employment and Town Centre policies</b>		<b>2: Combine employment and town centres policies into a single policy</b>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change</b>	<b>0</b>	The option is unlikely to impact on climate change	<b>0</b>	The option is unlikely to impact on climate change.

<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	<b>0</b>	The option is unlikely to impact on meeting housing needs	<b>0</b>	The option is unlikely to impact on meeting housing needs.
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	<b>+</b>	Retaining a separate Town Centre will mean that the policy could include specific requirements to ensure that town centres remain safe, accessible places to reduce inequalities.	<b>0</b>	The option is unlikely to impact on health, safety and wellbeing
<b>3: To improve accessibility to community infrastructure</b>	<b>+</b>	Town Centres in particular help to ensure accessibility to community infrastructure. A separate policy for this will ensure adequate provision is included.	<b>+</b>	While town centres provide accessible community infrastructure, this is less of a requirement of employment land, and so requirements could be watered down in a single policy.
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel</b>	<b>+</b>	The option would be likely to ensure that there are safe and sustainable travel options required as part of any development under each policy.	<b>+</b>	The option would be likely to ensure that there are safe and sustainable travel options required as part of any development considered under the policy.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced</b>	<b>+</b>	The option would allow for specific considerations of the natural, built and historic environment to be set out for each development type/land use and for the specific differences to be noted.	<b>+</b>	The option would allow for specific considerations of the natural, built and historic environment to be set out.
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire</b>	<b>0</b>	The option is unlikely to impact on air, water, soil and noise	<b>0</b>	The option is unlikely to impact on air, water, soil and noise

<b>7: To promote and improve the efficiency of land use</b>	<b>++</b>	The option would allow for specific consideration of land use efficiency in both designated employment areas and town centres.	<b>+</b>	The option would allow for specific consideration of land use efficiency for all economic development.
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently</b>	<b>0</b>	The option is unlikely to impact on natural resources	<b>0</b>	The option is unlikely to impact on natural resources
<b>10: To support strong, diverse and sustainable economic base which meets identified needs</b>	<b>++</b>	The option would support the economic base and with separate policies could ensure that specific details relating to the two individual needs were captured.	<b>++</b>	The option would support the economic base of the district.

**Summary of Effects**

<b>Option 1</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Neutral	Medium	District Wide	Permanent	Long Term
	This option is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy is specifically aimed at economic development and on efficiency of land use. A positive impact has also been identified in relation to social sustainability as the policy seeks to ensure accessibility to community facilities, and sustainable travel options.				
<b>Option 2</b>	<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>
	Neutral	Medium	District Wide	Permanent	Long Term
	This option is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy is specifically aimed at economic development. A positive impact has also been identified in relation to economic sustainability in relation to efficient use of land. Positive social sustainability impacts have been identified as the policy seeks to ensure accessibility to community facilities, and sustainable travel options.				