

# **West Berkshire Emerging Draft Local Plan Review to 2037**

## **Interim Sustainability Appraisal Report**

**December 2020**

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## 1. Introduction

- 1.1. West Berkshire Council is reviewing its Local Plan to cover the period up to 2037. The purpose of the reviewed Local Plan will be to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2037, and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.
- 1.2. This report forms the interim Sustainability Appraisal and Strategic Environmental Assessment (called a SA report in this case). It reports on the assessment of the emerging draft West Berkshire Local Plan Review (LPR) to 2037<sup>1</sup> and is published for consultation at the same time under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012<sup>2</sup>. In this way, respondents are given the greatest amount of sustainability information available at this stage upon which to base their representations on the emerging draft LPR. Representations will inform the proposed submission documents (for the Secretary of State) under Regulation 19 of the 2012 Regulations including a revised sustainability appraisal.

### Requirements for a Sustainability Appraisal

- 1.3. Planning authorities are required to carry out a Strategic Environmental Assessment (SEA) of Local Development Documents. Originally this was produced in accordance with the requirements of a European Directive (2001/42/EC)<sup>3</sup> but it is enshrined in national law by the Planning and Compulsory Purchase Act 2004<sup>4</sup> and the SEA Regulations (Statutory Instrument 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations 2004)<sup>5</sup> which necessitated a Sustainability Appraisal for all local development documents, now generally called 'local plans'. The Sustainability Appraisal fully incorporates the SEA requirements, but expands it to also take account of social and economic matters. Thus, the requirements of the SEA also applies to the wider remit of the Sustainability Appraisal. **Table 1** signposts the relevant sections of this SA Report that represent the required contents of the Environmental Report.
- 1.4. At this time the UK is nearing the end of its transition phase of withdrawal from the European Union. This report is written on the basis that most EU law will apply under the provisions in the European Union (Withdrawal) Act 2018 consequently it complies with the same legal requirements as part of the plan making process.

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<sup>1</sup> West Berkshire emerging Draft Local Plan Review to 2037: <https://info.westberks.gov.uk/localplanreview2037>

<sup>2</sup> Town and Country Planning Regulations: <https://www.legislation.gov.uk/ukxi/2012/767/regulation/18/made>

<sup>3</sup> EU Directive on Strategic Environmental Assessment:  
<http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

<sup>4</sup> Section 19 of the 2004 Planning and Compulsory Purchase Act  
<http://www.legislation.gov.uk/ukpga/2004/5/section/19>

<sup>5</sup> SEA regulations 2004: <https://www.legislation.gov.uk/ukxi/2004/1633/introduction/made>

Table 1: Requirements of Strategic Environmental Assessment Regulations

SEA Regulation Requirements	Where it is covered in the SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.	This document along with the SA scoping report (2018) including appendices.
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Section 3 and Appendices 2 and 3.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme and the environmental characteristics of areas likely to be significantly affected.	Section 3 and Appendix 2 and SA Scoping Report (2018).
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 3 and Appendix 2 and SA Scoping Report (2018).
The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 3 and Appendix 3.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	Section 4 and 5 plus Appendices 4 and 5.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the	Section 4 and 5 plus Appendices 4 and 5.

<b>SEA Regulation Requirements</b>	<b>Where it is covered in the SA Report</b>
environment of implementing the plan or programme.	
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 2. Details of the assessment are in the Appendices 4 and 5.
A description of measures envisaged concerning monitoring in accordance with Regulation 17	Section 3
A non-technical summary of the information provided under the above headings	A separate non-technical summary will accompany the submission version of the Environmental Report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Regulation 12(3)).	Considered throughout the report, including methodology for the SEA and content and level of detail in the emerging draft Local Plan Review.
Consultation: Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Regulation 12.5 and 13).	Consultation on the SA Scoping Report was undertaken between December 2017 and February 2018. It accompanied a Scoping Report on the Local Plan Review. A further Regulation 18 consultation on the Local Plan Review was undertaken in October 2018.

## 2. Methodology

- 2.1. The Sustainability Appraisal process is intended to be an integral part of preparing a Local Plan, rather than an adjunct to it. SA offers a systematic and robust way for checking and improving on plans as they are being developed. It helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans, and thus contributes to sound plan making. The SA should inform the evaluation of options and is an important part of the site selection process. It provides a key means to demonstrate the appropriateness of the emerging plan given reasonable alternatives.
- 2.2. This interim SA assesses the proposed policies and their options and alternatives for site allocations, both for the emerging draft of the LPR.
- 2.3. The Appraisal generally consists of assessing policies and specific sites against the 10 sustainability objectives that were set out in the Sustainability Appraisal Scoping Report (2018) and can be seen in Table 2 below. This assessment involves considering what effects the policy or site will have on that objective, in the short, medium or long term, and in conjunction with other plans and policies.
- 2.4. The Sustainability Appraisal is a multi-stage process, most of which is undertaken in separate appraisals of individual plans. The national guidance on strategic environmental assessment and sustainability appraisal<sup>6</sup> sets out the process for local plans in a number of stages, as follows:

**STAGE A: Setting the context and objectives, establishing the baseline and deciding on the scope**

A1- Identify other relevant policies, plans and programmes and sustainability objectives

A2- Collect baseline information

A3- Identify sustainability issues and problems

A4- Develop sustainability appraisal framework

A5- Consult the consultation bodies on the scope of the sustainability appraisal report

**STAGE B: Developing and refining alternatives and assessing effects**

B1- Test the Local Plan objectives against the sustainability appraisal framework

B2- Develop the Local Plan options including reasonable alternatives

B3- Evaluate the likely effects of the Local Plan and alternatives

B4- Consider ways of mitigating adverse effects and maximising beneficial effects

B5- Propose measures to monitor the significant effects of implementing the Local Plan

**STAGE C: Prepare the Sustainability Appraisal Report**

**STAGE D: Seek representations on the sustainability appraisal report from consultation bodies and the public**

**STAGE E: Post adoption reporting and monitoring**

E1- Prepare and publish post-adoption statement

E2- Monitor significant effects of implementing the Local Plan

E3- Respond to adverse effects

- 2.5. This interim report covers Stages B and C of the above list. Stage A was covered in the SA Scoping Report (2018) and is considered further in paragraph 2.8 onwards.

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<sup>6</sup> Guidance can be found at <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans-and-spatial-development-strategies>

- 2.6. Stage D is the subject of the current consultation under Regulation 18, the results of which will be used in an iterative way to refine the final SA prior to submission to the Secretary of State. Stage E cannot be undertaken before the LPR is adopted.
- 2.7. This SA was drafted mainly by Council officers responsible for the production of the local plan. This is appropriate at this stage, as the consideration of environmental, social and economic outcomes is a central element to deciding on the policy approach and the suitability of each site. Consequently, the SA has a significant influence on the content of the Local Plan.

### Stage A: Scoping

- 2.8. Stage A, task A1 - 5 of the SA process were completed between December 2017 and January 2018 with the production by West Berkshire planning officers of The Local Plan Review to 2036 SA Scoping Report<sup>7</sup> which was subject to a five week consultation with the statutory consultees, Natural England, the Environment Agency and Historic England. The Scoping Report was amended and subject to further wider consultation with the general public alongside the Local Plan Review Scoping Report between February and March 2018.
- 2.9. The report contains the following:
- An outline of contents, the methodology and description of the SA/SEA process and the specific SA/SEA tasks undertaken.
  - A review of other plans and programmes and their relationship to the West Berkshire Local Plan Review. This can be viewed in Appendix 1 of the scoping report.
  - A description of the environmental and sustainability context, or baseline information. This can be viewed in Appendix 2 of the scoping report.
  - A summary of key sustainability issues.
  - The SA/SEA Framework which sets out the SA/SEA objectives for assessing West Berkshire's Local Plan Review.
- 2.10. Overall there was consensus that the baseline information was adequate with some exceptions relating to the age of some data and the paucity of data on green infrastructure, tourism and recreation, and the racehorse/equestrian industry. There were many useful suggestions to tighten up the evidence. There was general agreement with the key sustainability issues and objectives identified. Ranking the objectives was not seen as helpful. A number of refinements were suggested from statutory bodies and amendments are made and will continue to be made as more evidence or updates become available although it is expected that the long term issues are likely to remain the same.

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<sup>7</sup> Sustainability Appraisal Scoping Report: <https://info.westberks.gov.uk/localplanreview2037>

- 2.11. **Appendix 1** tables the comments received and the Council responses. At the same time as incorporating amendments following the comments, a general update has been done and appended here to ensure that the baseline information, **Appendix 2**, and relevant plans, **Appendix 3**, are kept current. It is recognised there needs to be more update prior to submission. In addition, further evidence has been gathered to inform the plan making which are summarised in Section 3.
- 2.12. **Table 2** on the next page sets out the SA framework for the LPR that includes 10 headline SA objectives, each with sub-objectives to which associated criteria in the form of questions have been added, in order to draw out the significance of the effects of the Local Plan options, policies and sites on sustainability outcomes. The table includes the SEA topics as listed in the regulations to show how they have been covered by the SA objectives. The framework is designed to address the key sustainability issues identified from the SA Scoping Report and is included in this report in **Table 4** after paragraph 3.28 in the next section.

Table 2: SA framework for West Berkshire Local Plan Review

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing the plan/policy/site allocation.	SEA Topics
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>• Will the policy enable affordable housing to meet the need to its fullest extent?</li> <li>• Will the policy enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	<b>Population</b>
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>• Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>• Will it provide for an appropriate mix of housing to meet the needs of all sections of the community?</li> <li>• Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>• Will it support suitable accommodation and infrastructure for older people?</li> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>	<b>Human Health</b>
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will the policy support the reduction of health inequalities?</li> <li>• Will the policy facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• Will the policy improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>• Will the policy foster a sense of place and beauty?</li> </ul>	<b>Human Health</b>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing the plan/policy/site allocation.	SEA Topics
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will the policy support the reduction of crime or the fear of crime?</li> <li>• Will the policy promote development that creates safer places?</li> </ul>	<b>Population</b>
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>• Will the policy provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>• Will the policy foster beauty and a sense of pride and place?</li> </ul>	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services and facilities	<ul style="list-style-type: none"> <li>• Will the policy provide better access to educational and training facilities</li> <li>• Will the policy provide better access to medical facilities?</li> <li>• Will the policy provide better access to major retail centres?</li> <li>• Will the policy improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	<b>Population</b>  <b>Human Health</b>
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>• Will it support access to digital services and other IT technologies?</li> </ul>	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>• Will the policy help reduce the number of people killed or seriously injured on the roads?</li> </ul>	<b>Human Health</b>  <b>Air</b>  <b>Population</b>
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>• Will the policy increase access to and opportunities for walking, cycling and use of public transport?</li> <li>• Will the policy help reduce vehicular traffic?</li> <li>• Will the policy help reduce congestion in AQMAs or on major roads and/or their junctions?</li> </ul>	



Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing the plan/policy/site allocation.	SEA Topics
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>• Will the policy encourage the use of brownfield land in preference to greenfield?</li> <li>• Will the policy minimise the loss of high quality agricultural land?</li> </ul>	<b>Material assets</b> <b>Soil</b>
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>• Will the policy achieve the efficient use of land via appropriate density of development?</li> </ul>	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>• Will the policy minimise the need for energy usage and generation?</li> <li>• Will the policy support energy efficient development?</li> <li>• Will the policy promote the use of renewable energy and new technologies?</li> <li>• Will the policy discourage the use of fossil fuels?</li> </ul>	<b>Climatic factors</b>
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>• Will the policy promote the reduction, re-use and recycling of waste and materials?</li> </ul>	<b>Material assets</b>
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>• Will the policy minimise water consumption as a result of development?</li> <li>• Will the policy minimise the amount of waste water generated by development?</li> <li>• Will the policy promote the re-use and sustainable management of water?</li> </ul>	<b>Water</b>
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>• Will the policy support the reduction in consumption of minerals?</li> <li>• Will the policy promote re-use of secondary materials?</li> </ul>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing the plan/policy/site allocation.	SEA Topics
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>• Will the policy help improve resilience to climate change through adaptation and mitigation?</li> <li>• Will the policy support the adoption of low carbon technologies?</li> <li>• Will the policy support the use of green and blue infrastructure?</li> </ul>	<b>Climatic factors</b>
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>• Will the policy [prohibit][discourage] development in areas at risk of flood?</li> <li>• Will the policy help reduce or manage flood risk?</li> <li>• Will the policy support sustainable urban drainage systems?</li> <li>• Will the policy support water resource management of surface and groundwater flows?</li> <li>• Will the policy support sustainable floodplain management?</li> </ul>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>• Will the policy attract workers and residents to the district?</li> <li>• Will the policy improve people's chances of success in applying for, and retaining jobs?</li> <li>• Will the policy improve accessibility to jobs via the location of employment sites and business premises?</li> <li>• Will the policy support the needs of the racehorse industry?</li> </ul>	<b>Population</b>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>• Will the policy help attract businesses and inward investment to the district?</li> <li>• Will the policy ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	<b>Human Health</b>
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>• Will the policy promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>• Will the policy promote the sustainable economic growth of villages?</li> <li>• Will the policy support sustainable rural diversification?</li> </ul>	

## SA Stage B: Developing and refining options and assessing effects

- 2.13. At this stage, the approach taken is set out for the appraisal of alternative options for each of the policies and sites. It is a continuation of the iterative process of consultation and refinement.
- 2.14. As mentioned, the purpose of the LPR is to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2037 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.
- 2.15. In light of any updated evidence the scope of the review involves:
- a review of the existing Core Strategy strategic objectives
  - a review of the existing spatial strategy for the District;
  - a review of all of the existing Core Strategy and Housing Site Allocations DPD policies to ensure their continued consistency with national policy;
  - the introduction of additional development control policies in response to the review of the saved development control policies not replaced by the Core Strategy or the Housing Site Allocations DPD; and
  - the introduction of new policies in response to recent changes in national planning policy and guidance.
- 2.16. It will not be the purpose of the LPR to change or remove policies that remain in accordance with national policy and support the delivery of sustainable development but will more often take the opportunity to add to or strengthen policy and provide more clarity.
- 2.17. Comments received on the two Regulation 18 consultations largely endorsed the review conclusions over which policies needed review and where new policies were needed, but also made many other suggestions which the Council has taken into account. Details can be seen in the West Berkshire Local Plan Review to 2036 - Scoping Report Consultation Statement (October 2018) and LPR Reg 18 Nov-Dec 2018 consultations<sup>8</sup>.
- 2.18. This SA is being applied to a review of an adopted Local Plan that has thus far involved two Regulation 18 consultations pertaining to the scoping and review of policies in the current policy context (as laid out in Section 3 of this report). Hence, the Council's approach has been developed from the base standpoint of:
- the revision or modification including deletion of an existing policy against the alternative of continuing with the current Local Plan policy;
  - the introduction of a new policy against the alternative of having no policy in place or simply relying on national policy, and/or on a supplementary planning document, for example.
- However, where relevant, other alternatives have been included.

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<sup>8</sup> <https://info.westberks.gov.uk/localplanreview2037>

- 2.19. The identification of the basket of potentially suitable and available sites came from a number of studies and assessments. The principal sources of evidence and information were the Housing and Economic Land Availability Assessment (HELAA), the Brownfield Register, the Economic Land Review and the Gypsy and Travellers Accommodation Assessment (GTAA).
- 2.20. The HELAA is a technical study which aims to identify as many potential sites as possible for residential and economic development uses in West Berkshire. The HELAA identifies specific sites being promoted for development across the District and makes a preliminary assessment of their development potential, suitability, availability and achievability to deliver during the plan period. This is important because not all sites being promoted for development will be appropriate. In doing so the HELAA then effectively produces a basket of sites from which the Council can then further assess in Stages and, as appropriate, select the most sustainable sites to allocate through the LPR. The site selection process is informed by this SA. See the Site Selection Background Paper<sup>9</sup> that accompanies the emerging draft LPR.
- 2.21. For the purposes of the SA, in each spatial area all sites considered suitable as part of the basket of sites are regarded as reasonable alternatives. The SA process therefore, has been used to help identify potential sites for proposed allocation, which are favourable in terms of the impact on sustainability.
- 2.22. Each of the sites and policies with their reasonable alternatives for the emerging draft Local Plan Review to 2037 have been appraised according to their predicted impact on the sustainability objectives in the SA framework using the methodology set out in **Figure 1** below. Detailed SA of policies can be found in **Appendix 4** and similarly for sites, in **Appendix 5**. The findings for the proposed policies and site options are pulled together in Sections 5 and 6 respectively.

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<sup>9</sup> Site Selection Background Paper (December 2020): <https://info.westberks.gov.uk/evidencebase>

**Figure 1: Key to appraising significance of effects of option/policy on SA objective**

<b>++</b>	<b>Significantly Positive</b>	Option/policy/site would significantly help with achieving TBC objective	Positive effect but consider whether effect can be enhanced
<b>+</b>	<b>Positive</b>	Option/policy/site would help with achieving objective	Net positive effect but consider whether effect can be enhanced
<b>?</b>	<b>Uncertain</b>	More information needed	Where this will come from – who has it? What will be done about collecting it? When will it be collected?
<b>0</b>	<b>Neutral</b>	Option/policy/site would neither help nor hinder the achievement of the objective	Policy or allocation likely to be acceptable but would require intervention to realise positive effects
<b>-</b>	<b>Negative</b>	Option/policy/site would be in conflict with the objective.  Exceptional circumstance test demonstrating it to be in the public interest	Will require demonstrable levels of mitigation in order to make the plan/policy/site acceptable.
<b>--</b>	<b>Significantly Negative</b>	Option/policy/site would be in conflict with the objective and unlikely to be acceptable. No evidence has been provided on potential mitigation or any relevant exceptional circumstance test demonstrating it to be in the public interest	Unlikely that adequate mitigation could be provided to make the site acceptable. Delete, reconsider or amend the policy or site
<p><b>Aggregated score:</b> The effects have been assessed for each sub-objective with associated criteria and marked with the considered symbol and colour. The sub-objectives have been aggregated for the headline objective and assigned the colour code and symbol.</p>			

2.23. The appraisal differentiates between the most significant effects and others of a lesser effect by the use of colours and symbols as shown above. When assessing the effects of alternatives it is important to note that these are being assessed against the baseline and not being compared against each other. The exercise requires the assessor to make a series of judgements about the magnitude of the effect. It is quite possible for alternatives to receive the same score. For each appraisal a written commentary has been included to explain and justify the scoring concentrating on the more defining effects. Neutral effects have not generally been discussed in the commentary. In the SA matrix for policies in Appendix 5, a concluding

paragraph states the preferred option taking into account of other factors that may influence the overall achievement of the policy against the sustainability objectives.

- 2.24. To aid consistency of approach from different assessors in the appraisal of site options, assumptions and criteria have been applied based upon the HELAA methodology devised for all the participating Berkshire local authorities, publishing of new evidence and comments received from internal and external specialists including the statutory consultees. Examples include distance and thresholds for transport links and designated wildlife sites and landscape sensitivities. Further detail is set out in the Site Selection Background Paper.
- 2.25. During the production of the SA a number of difficulties have been encountered. 1. Consistency of assessment of policies and sites. Different members of the Council's staff and consultants were deployed to carry out the assessment of 62 policies and their alternatives and of the 50 sites. Despite the development of assumptions and criteria, a consistent approach has been difficult to achieve. To address the issue, all SAs were checked by those who drafted the policies if they did not also do the SA and cross checked by other officers. One person was assigned to inspect and oversee and check the assessments. This was continuous and integral to the production on a regular basis between assessors. 2. It was sometimes difficult to discern the subtle differences between continuing current policy and a revised policy. However, policies needed to be updated due to changes in national policy and prioritisation of issues such as carbon neutrality. Many of the revised policies have been made more explicit to provide more detail and clarification of the policy than previously, often in light of casework experience. 3. Difficulty in assessing strategic long term effects. Predicting the outcomes from the application of policy was challenging. Some depended on implementation of the policy with regard to quality, scale and community behaviours amongst others. For instance, providing for green infrastructure can be undone by poor design and/or providing for the wrong benefits.

## SA Stage C: Preparing the Sustainability Appraisal Report

2.26. This interim report forms the main output for Stage C. It describes the process for carrying out the SA of the emerging draft LPR and presents the findings thus far. Any likely significant effect is highlighted using the methodology set out in Figure 1 above and taking into account:

- Effect – Positive or negative.
- Likelihood/probability – How likely is it that the effect will actually occur?
- Scale/magnitude – what is the potential scale of the effect, considering the geographical area and size of the population likely to be affected, the degree it influences other plans and environmental problems/sustainability issues.
- Duration – Are the potential effects likely to be permanent or temporary? The permanent impacts are those that are considered reasonably irreversible, and the temporary impacts are those that may be reasonably reversed.
- Timescales – Are the potential effects short, medium or long term? S = up to 5 years from the time of assessment; M = to the end of the plan duration; L = 50 years from the time of the assessment.
- Cumulative – Do the individual effects together compound the significance?

## Stage D: Seeking representation on the interim Sustainability report from consultation bodies and the public

- 2.27. The consultation on the West Berkshire website for both the emerging draft local plan review to 2037 and this interim SA takes place for a period of eight weeks from the date of publication of the documents. Comments are invited.
- 2.28. Changes will undoubtedly be made with the benefit of comments made on the consultation and other evidence, such as a Habitat Regulation Assessment, will continue to inform the SA for the submission version of the Plan.

## Stage E: Post adoption reporting and monitoring

- 2.29. This stage of the SA process will occur after the adoption of the Local Plan Review to 2037.
- 2.30. Following adoption, a post-adoption statement will be prepared and published. This will outline how environmental considerations have been integrated into the Plan, how opinions expressed during public consultation have been taken into account, the reason for choosing the Plan as adopted and the measures that are to be used to monitor the significant effects of implementation.
- 2.31. Monitoring the success of policies should help to provide an indication of whether the significant effects predicted as part of the SA are consistent with actual effects, once the plan is being implemented. It should measure whether the plan is contributing towards the achievement of the desired sustainability objectives and whether any mitigation measures identified are performing as well as expected. Damaging trends should be detected at an early stage and remedial action taken.
- 2.32. Monitoring of policies will be presented in the Annual Monitoring Report, based on the indicators set out in **Table 3** below as amended following consultation and comments on the SA Scoping Report (2018). This monitoring and review will be essential to the successful delivery of the objectives and policies, and will function as an important feedback loop to assess performance, identify unforeseen circumstances and enable adjustments and revisions to be made, where necessary.

Table 3: Proposed indicators for the SA of the West Berkshire Local Plan Review.

Headline SA Objective		Suggested Indicators
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>No of housing completions by spatial area/total</li> <li>Affordable housing completions by spatial area/total</li> <li>No of specialist housing completions for older people including Use Class C2.</li> <li>Housing mix by type and size by spatial area/total</li> </ul>
	To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Households on housing register</li> <li>Number of net additional pitches/plots (Gypsies, Travellers and Travelling Show people)</li> <li>Number of self and custom-build housing completions</li> <li>Number of housing units for older people</li> </ul>
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>General health summary significantly better than England average</li> <li>Years of potential life lost</li> <li>Number of people per annum visiting Council owned sports/recreational facilities</li> <li>Results from Active People Surveys</li> <li>% of adult population who participate in Sport or Physical activity at least twice in the previous 28 days.</li> </ul>
	To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Fear of crime surveys</li> <li>Number of violent crime, robberies, vehicle crimes and domestic burglaries per 1000 population</li> </ul>
	To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Availability, use and access to eligible open spaces</li> <li>Meet Accessible Natural Green space Standard</li> <li>Percentage of the Rights of Way network in a “favourable” condition</li> </ul>
<b>3: To improve accessibility to community infrastructure.</b>	To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre</li> <li>Percentage of school places within 2 miles (primary) or 3 miles (secondary) in accordance with the council’s School Travel Plan.</li> <li>Percentage of schools rated ‘Good’ or above by Ofsted</li> <li>Proportion of 19 years olds with Level 2 qualifications (5 or more GCSEs Grade A* to C)</li> <li>Percentage of schools under/over capacity</li> <li>Percentage of the Community Infrastructure Levy expended on elements of community infrastructure</li> </ul>

Headline SA Objective	Suggested Indicators	
	To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>• Coverage by Superfast_Broadband</li> <li>• % access to WBC digital services and information by smartphone or tablet device</li> </ul>
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>• Number of deaths and serious injuries on the roads (for all ages and children)</li> </ul>
	To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>• Number of children walking or cycling to school</li> <li>• Proportion of cars to household ownership</li> <li>• Bus passenger numbers (LA subsidised)</li> <li>• Percentage of new development within 400 metres of a bus service% growth/reduction in travel by rail</li> <li>• Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre</li> <li>• Length of cycleway</li> <li>• Number of monitored cyclists</li> <li>• Length of Public Rights of Way</li> </ul>
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>• Percentage of SSSI and SAC land in a favourable or recovering condition</li> <li>• Loss or damage in ha of SSSIs and SACs, ancient woodlands and number of veteran trees</li> <li>• Change in areas of biodiversity and geological importance, in priority habitat and number of priority species</li> <li>• Area of statutory LNRs per number of population</li> </ul>
	To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>• Percentage of building on greenfield land</li> <li>• Percentage of land under environmental land management schemes</li> </ul>
	To protect or, conserve and enhance the built and historic environment including the significance of heritage assets	<ul style="list-style-type: none"> <li>• Number and percentage of listed buildings, registered parks and gardens, scheduled monuments, and registered battlefields, indicated as “at risk” on the Heritage at Risk Register</li> <li>• No. of heritage assets included on the Local List</li> <li>• % of Conservation Areas in West Berkshire with an up-to-date character appraisal (and management plan)Number of major development projects that enhance the significance of heritage assets or historic landscape character</li> <li>• Number of major development projects that detract from the significance of heritage assets or historic landscape</li> </ul>

Headline SA Objective		Suggested Indicators
		<ul style="list-style-type: none"> <li>Number and % of planning applications where archaeological mitigation strategies (preservation by design and/ or archaeological recording) were developed and implemented</li> </ul>
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	To reduce air pollution	<ul style="list-style-type: none"> <li>Level and trend of air pollutants NO<sub>2</sub></li> <li>Level of traffic flows</li> <li>Exceedances in Air Quality Management Areas</li> <li>Local Air Quality Management measures</li> </ul>
	To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>The number of noise complaints per annum received by West Berkshire</li> </ul>
	To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Loss of “Best and Most Versatile Agricultural Land” to development</li> <li>Loss of greenfield land to development</li> <li>Level of potentially contaminated sites remediated and suitable for use</li> </ul>
	To maintain and improve water quality	<ul style="list-style-type: none"> <li>Proportion of surface waters and groundwater water bodies at ‘Good’ Water Framework Directive (WFD) status</li> <li>Measures of chemical and biological water quality of inland watercourses “good” and “fair”</li> <li>Deterioration in WFD status from 2015 baseline</li> <li>Incidents of major and significant water pollution</li> <li>No of remediated contaminated sites no longer impacting on water quality</li> <li>No of planning approvals granted contrary to the advice of the Environment Agency on water quality grounds</li> <li>The number of planning approvals granted contrary to the statutory water/sewerage undertakers advice (Thames Water Property Services)</li> </ul>
<b>7: To promote and improve the efficiency of land use.</b>	To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Percentage of new or converted dwellings and non-residential developments on previously developed land</li> <li>Area of registered brownfield sites suitable and available for residential development</li> </ul>
	To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Density of major developments completed</li> </ul>

Headline SA Objective		Suggested Indicators
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>• kWh reduction in energy use</li> <li>• % commercial buildings meeting BREEAM excellent standard</li> <li>• Increase in energy storage from renewable technologies</li> <li>• % of total energy consumption for the District coming from renewable/low carbon energy generation</li> <li>• Promote the use of new or preferred energy technologies ('Smart' towns)</li> <li>• Promote the use of renewable energy generation and energy storage</li> </ul>
	To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>• % change in waste generated</li> <li>• % of household waste and biodegradable waste to landfill</li> <li>• % total tonnage of waste that has been recycled, composted, reused and recovered, or used to recover heat power and other sources of energy</li> </ul>
	To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>• Percentage of development incorporating water conservation and/or water efficiency measures</li> <li>• Water consumption per capita</li> <li>• New Developments with SUDs installed</li> </ul>
	To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>• Annual primary aggregate production and annual reuse of secondary materials as in local aggregates assessment/per 1000 head of population</li> </ul>
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>• Level of car use to work</li> <li>• Number of Low Emission Vehicles registered in West Berkshire</li> <li>• Number of public charging points available in West Berkshire</li> <li>• Percentage of development achieving BREEAM Excellent Standards</li> </ul>
	To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>• No of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds</li> <li>• Number of major developments with approved sustainable drainage systems</li> <li>• Number of flood alleviation schemes developed to protect housing and infrastructure</li> <li>• Number of developments granted permission within Flood Zone 3.</li> </ul>

Headline SA Objective	Suggested Indicators	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>• Percentage unemployment rate amongst economically active population</li> <li>• Percentage of working age population claiming Job Seekers Allowance</li> <li>• Percentage working age population in employment or unemployed</li> <li>• Amount and type of non-residential completions</li> <li>• Amount of Protected Employment Area land developed</li> </ul>
	To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>• Percentage of land developed for employment by type which is on previously developed land</li> <li>• Amount of employment land lost to residential development</li> <li>• Gross employment floor space developed</li> </ul>
	To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>• Total amount of floor space for town centre uses</li> <li>• Completed retail development</li> <li>• Percentage increase or decrease in the total number of VAT registered businesses in the area</li> <li>• Vacancy rates of units</li> <li>• Loss of town centre uses</li> </ul>

### 3. Sustainability Context for Development in West Berkshire

#### The Current Position

- 3.1. The current West Berkshire Local Plan consists of the following documents:
  - Core Strategy Development Plan Document (2006 - 2026) adopted July 2012: <https://info.westberks.gov.uk/corestrategy>
  - Housing Site Allocations Development Plan Document adopted May 2017: <https://info.westberks.gov.uk/hsa>
  - West Berkshire District Local Plan 1991 - 2006 (Saved Policies 2007): <https://info.westberks.gov.uk/article/28783/The-West-Berkshire-District-Local-Plan-1991-2006-Saved-Policies-2007>
- 3.2. Together these documents set out a vision and a framework for the future development of the District up to 2026, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure - as well as a basis for safeguarding the environment, adapting to climate change and securing good design. The Plan is also a critical tool in guiding decisions about individual development proposals, as it is the starting-point for considering whether applications can be approved. It is important that the Council has an up to date plan in place to positively guide development decisions.
- 3.3. National planning policy sets clear expectations as to how a Local Plan must be developed in order to be justified, effective, consistent with national policy and positively prepared to deliver sustainable development that meets local needs and national priorities.
- 3.4. The current Local Plan makes clear what is intended to happen in West Berkshire over the life of the plan (up to 2026), where and when this will occur and how it will be delivered. This is done by setting out broad locations and specific allocations of land for different purposes; through designations showing areas where particular opportunities or considerations apply (such as protected habitats); and through criteria-based policies to be taken into account when considering development. A policies map illustrates geographically the application of policies.
- 3.5. The Local Plan is part of the statutory planning framework for the District and together with the following documents forms an essential part of the overall Development Plan for West Berkshire:
  - [Stratfield Mortimer Neighbourhood Development Plan](#) (NDP) adopted June 2017<sup>10</sup>
  - [Replacement Minerals Local Plan for Berkshire](#) incorporating alterations adopted in December 1997 and May 2001<sup>11</sup>
  - [Waste Local Plan for Berkshire](#) adopted December 1998

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<sup>10</sup> When adopted, future neighbourhood plans will also form part of the Development Plan

<sup>11</sup> We are currently in the process of creating a new Local Plan for minerals and waste planning policy <http://info.westberks.gov.uk/mwlp>

3.6. There are a number of reasons for reviewing the Local Plan:

- To establish a new housing requirement which will look forward to 2037.
- To complete the assessment of the remaining Saved Policies of the West Berkshire District Local Plan 1991-2006 which were originally only intended to be in place until 2012.
- To comply with the requirements of The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017 to ensure that the Plan remains relevant and effectively addresses the needs of the local community.
- To ensure we meet the policy expectation, set through the National Planning Policy Framework (NPPF) and Planning Practice Guidance that authorities should regularly review their plans to respond flexibly to changing circumstances.

### Content and Objectives of the Local Plan Review to 2037

3.7. The emerging draft Local Plan Review presents the development strategy with its proposed supporting policies and sites for the delivery of new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation), employment land, other land uses and infrastructure provision up to 2037.

3.8. The LPR includes a vision, strategic objectives and a set of policies which together provide a policy framework for assessing planning applications and guiding development across West Berkshire. It is set out as follows:

- **Introduction and context**
- A **spatial portrait** which describes and sets out a snapshot of West Berkshire in facts and figures
- Our **Vision** of what West Berkshire will look like in 2037
- Our **Strategic Objectives** which represent the key delivery outcomes that the LPR should achieve and against which its success will be measured
- Our **Development Strategy** which sets out our overall approach for managing growth and change across the district up to 2037 and which outlines our place based approach focusing on the following spatial areas:
  - Newbury and Thatcham
  - Eastern Area
  - North Wessex Downs AONB
- **Strategic policies** which set out the overarching principles for development and which are considered fundamental to achieving the Vision and Strategic Objectives, focusing on:
  - Our place based approach
  - Our environment and surroundings
  - Delivering housing
  - Fostering economic growth and supporting local communities

- **Non-strategic site allocation policies** which, led by the capacity of the landscape, allocate large, medium and small residential and mixed-use sites for development within each of the spatial areas
  - **Development Control policies** which are considered in the context of the strategic policies, providing more detail on specific issues
  - **Appendices** which set further technical information and guidance to assist in implementing the policies, including **Implementation and Monitoring**
  - **Policies Map** which geographically illustrates the LPR policies
- 3.9. The aspiration of the LPR Vision is supported by 11 strategic objectives which frame how the overall vision for development in West Berkshire will be carried forward.
- 3.10. The strategic objectives included relate to responding to climate change; conserving and enhancing our heritage and Area of Outstanding Natural Beauty; promoting the cultural distinctiveness of the area; providing a green infrastructure that supports healthy living, meeting the identified housing needs; with high quality sustainable development which contributes an attractive, safe and accessible environment; a strong and diverse economy; vital and viable town and other centres; and a supporting infrastructure and transport network that promotes sustainable growth with low emission choices.

### Baseline information

- 3.11. Baseline information for West Berkshire was first produced for the Council's Sustainability Appraisal Scoping Report<sup>12</sup>. A number of changes have been made since that report as a result of comments received from consultees and general update. A revised version is included with this report as **Appendix 2**. This information provides the basis for predicting and monitoring effects and will help to identify sustainability issues and alternative ways of dealing with them. Sufficient information on the current state and future trends within the District is included to a degree that is proportionate for the adequate prediction of the LPR effects on sustainability.
- 3.12. The information is constantly changing and prone to becoming out of date in some respects although it is expected that the longer term issues highlighted have and will remain the same. This SA considers whether more up to date information is available that will affect the performance of a particular policy or site.
- 3.13. There are some important elements which have either changed since the Scoping Report or which call for more detail which are essential for an appraisal, particularly of sites. A number of important assessments and studies have been completed<sup>13</sup> since the publication of the scoping report

<sup>12</sup> <https://info.westberks.gov.uk/localplanreview2037>

<sup>13</sup> <https://info.westberks.gov.uk/evidencebase>

that have informed policy making and appraisals. Others will be added once they are ready to be published. The conclusions and/or implications of each are summarised in the following paragraphs.

- 3.14. The Housing and Economic Land Availability Assessment (HELAA): Prepared by West Berkshire Council officers and considers the capacity for accommodating residential and economic development within the District. The HELAA identifies specific sites and makes a preliminary assessment of the development potential, suitability, availability and achievability to deliver during the plan period. First published in February 2020 it was updated in December 2020 to include the correction of several factual inaccuracies identified by site promoters, as well as the assessment of a further six sites which were promoted to the Council after the original publication. In addition, planning commitments data with a base date of 31 March 2020 was used to update the assessment of capacity. The Council intends to publish a new HELAA in Spring 2021 that takes into account of all of the other evidence studies produced to inform the LPR, as well as any further sites promoted during the December 2020 Regulation 18 consultation on the LPR.
- 3.15. Employment Land Review (ELR): informs the preparation of the economic development and employment land policies. The study achieves the following three objectives: i) an assessment of future demand for employment floor space, ii) an assessment of the existing and committed future supply and; iii) identification of a floor space/land requirement to address unmet need. In terms of future demand for employment floor space, the study identifies an additional need up to 2036 (commissioned before the end date of the LPR was extended to 2037) for: 11ha of office floor space and 16ha of industrial floor space. It also recommends that all existing Protected Employment Areas should continue to be designated for employment use.
- 3.16. Gypsy, Traveller and Travelling Showpeople Assessment (GTAA): provides the overall pitch/plot requirements for Gypsies, Travellers and Travelling Showpeople across the district. The assessment considers the 2015 definition of 'Gypsy and Traveller' and 'Travelling Showperson', to exclude anyone who has stopped travelling on a permanent basis (the PPTS need). The assessment also considers the cultural need, which includes those who have stopped travelling and consider themselves part of the Gypsy and Traveller, and Travelling Showpeople community. The Gypsy and Traveller pitch need for the overall plan period 2018/19 to 2035/36 is 51 (cultural) and 48 (PPTS), of which there is a pitch need of 20 (cultural) and 18 (PPTS) for the five year period (2018/19 to 2022/23). Taking turnover in Paices Hill, an existing site, into account the overall pitch shortfall would reduce to 22 (cultural) and 19 (PPTS) over the plan period, of which 12 (cultural) and 10 (PPTS) pitches would be needed over the five year period. There is one Showperson's Yard in the District, with a previously identified need for 24 plots. The assessment is not identify any additional need for Travelling Showperson's yards and any need that arises can be addressed at Long Copse Farm. A four-pitch transit site may be appropriate. No specific need for moorings for permanent houseboats has been identified.

- 3.17. Updated Housing Needs Evidence: An assessment of affordable housing need and older persons' accommodation within West Berkshire. The study confirms notable affordability issues in West Berkshire and identifies the net need for rented affordable housing as 163 dwellings per annum (2,937 for the period 2018-2036). It suggests an appropriate mix for affordable housing. It also identifies a need for 1,457 residential care bed spaces for the same period.
- 3.18. Affordable Housing Viability Assessment: tests the potential viability of requiring market-lead residential development to provide affordable housing, whilst taking into account the local housing market, current delivery and the cumulative impact of the Local Plan policies (based currently on the adopted Local Plan policy set). The viability testing has explored the impact of requesting a range of affordable housing proportions (20%, 30% and 40%) across a series of development typologies. Overall, the results are considered to be positive, and this is reflective of the West Berkshire experience of delivering planning-led affordable housing using its existing policy set. The council also requested that testing included zero carbon assumptions were tested. The study concludes that the cost of zero carbon is likely to add 4% or 7% to build costs. If zero carbon is achieved through a 7% increase in build cost there would be an associated reduction in the percentage of affordable housing. However if zero carbon is achieved through a 4% increase in build cost, there would be no impact on the percentage of affordable housing. The study is used to inform the affordable housing policy within the Local Plan Review and the Council considers it appropriate to base policy on a 4% increase in build cost.
- 3.19. Transport modelling: considers the impact of development upon the District's highway network. The Council has developed three transport models that are being used to undertake the LPR Transport Assessment. The transport modelling work is able to produce a range of outputs that help provide an indication of network performance and changes in traffic flows. It helps to identify where there are likely to be issues on links and at junctions. This will help to identify locations where mitigation may be required. These outputs have been used in the production of the Phase 1 Transport Assessment report which is available alongside the LPR consultation.
- 3.20. Infrastructure Delivery Plan (IDP): sets out the infrastructure necessary to support and underpin West Berkshire's growth through to 2037. Improvements to infrastructure will be fundamental to achieving the LPR Vision and Objectives. In addition they are considered necessary to deal with existing deficiencies and to cater for a growing and changing population. It is recognised that any proposed growth within West Berkshire must be supported by improvements to physical, social and green infrastructure, and where necessary, be delivered in advance of development. This infrastructure will include facilities needed for development to function and to ensure the integration and creation of sustainable communities. The IDP will set out the quantum and delivery mechanisms and timeframe of infrastructure delivery.

- 3.21. Landscape Character Assessment: provides a comprehensive and up to date landscape character assessment for all land outside defined settlement boundaries in West Berkshire; ensures that an understanding of the character of the landscape can be used as a positive tool to manage change by providing a framework for informed decisions to be made; provides a robust evidence base for more detailed site specific landscape sensitivity and capacity studies; facilitates the protection and enhancement of valued landscapes in accordance with the National Planning Policy Framework; and forms a sound evidence base for the review of the West Berkshire Local Plan and supporting the landscape character policies within it. The LCA can be used to consider landscape character when planning any type of change and is designed to be used by all involved in decisions about proposals for change and development.
- 3.22. Air Quality Study: considers the potential cumulative impacts on European designations for the protection of qualifying habitats and species, and the potential cumulative impacts on West Berkshire's Air Quality, including Air Quality Management Areas and in places at risk of breaching an air quality objective.
- 3.23. Strategic Flood Risk Assessment Level 1 and Level 2 (SFRA): determines the variation in flood risk across the district. Level 1 provides a comprehensive analysis of flooding from all sources (fluvial, surface and groundwater) individually and cumulatively, across the district. It enables the application of the sequential test to the locations of new development sites to be carried out and to identify whether development can be allocated outside high and medium flood risk areas, based on all sources of flooding. It also assesses the effect of predicted climate change events on flood zones. A screening was carried out on all sites assessed in the HELAA to determine the level of flood risk. It identified that further assessment would be required at a number of sites. The further assessment takes place in the Level 2 SFRA. Level 2 SFRA provides evidence to help determine whether or not the Exception Test could be passed, i.e. development could be achieved safely for sites that have been found to be at flood risk by the Level 1 assessment. Of the 34 sites considered in the Level 2 assessment, there are 19 sites where part of the site falls within Flood Zones 2 and 3. However, for 26 of the sites examined, less than 50% of the site area is located within Flood Zones 2 and 3. Therefore, it is expected that it will be possible to preserve Flood Zones 2 and 3 (subject to a detailed flood risk assessment) as public green space or other open land category, with built development restricted to Flood Zone 1. For these sites, the Exception Test will only be required if built development is proposed in Flood Zone 2 or 3 and will be dependent upon their vulnerability.
- 3.24. Water Cycle Study: assesses the relationship between development and the water environment around West Berkshire. The Study is being produced in 2 phases. The Phase 1 Scoping Study assesses the potential issues relating to future development across West Berkshire and the impacts on water supply, wastewater collection and treatment and water quality. It will assist the

Council in selecting and developing allocations where there is minimal impact on the environment, water quality, water resources, and flood risk infrastructure. The Phase 2 study will commence after the LPR Regulation 18 consultation and will build on the work of the Phase 1 study. This is because there needs to be greater certainty on future growth. In particular it will:

- Water Resources: Reassess water resources, but only if significant changes are made to the growth forecast following the LPR Reg 18 consultation.
- Water Supply: Update the water supply assessment using the latest growth forecast based on proposed allocations.
- Wastewater Network: Update to the wastewater network assessment using the latest growth forecast based on the proposed allocations.
- Wastewater Treatment: A new growth scenario will produced an updated forecast for each Waste Water Treatment Works. This will inform the update to the capacity assessment.
- Water Quality: Modelling of the impact of the LPR on water quality
- Flood Risk: assessment of flood risk from additional effluent, but only if the growth forecast changes significantly after the Regulation 18 consultation.
- Environmental Impact: output of the water quality modelling will be used to predict deterioration in watercourses adjacent to protected sites identified in Phase 1.

### Links to other Plans, Policies and Programmes

- 3.25. It is a requirement that the relationship is outlined between the West Berkshire LPR and other relevant plans, policies and programmes at international level as well as those at a national and local level. The aims and objectives of these plans and programmes were taken into account in constructing the SA framework.
- 3.26. The initial reference is contained in the SA Scoping Report (2018). In the light of comments made from consultees (see Appendix 1) and as part of the need to update since, a revised review of plans, policies and programmes is attached in **Appendix 3**.

### Key Sustainability Issues

- 3.27. The SA Scoping Report (2018) identified the key sustainability issues affecting West Berkshire from an analysis of the baseline information and future trends together with the policy drivers from other plans and programmes to
- 3.28. Following consultation, a number of changes to the key sustainability issues have been since the Scoping Report. A revised version is presented in **Table 4** below.

Table 4: Key Sustainability Issues and Likely Evolution without the Local Plan Review

Key Sustainability Issues	Likely evolution without the Local Plan Review
<p><b>Ageing Population and healthcare:</b> An increasingly ageing population placing an increased demand on social care and healthcare services.</p>	<p>Future demographics indicate that the population of the area as a whole is projected to rise to over 166,000 by 2036. Significantly, the population of over 65s is forecast to grow by over 59% in the period 2016-2036 and the over 85s by 148% over the same period. This is above the national average and will call for a much increased demand for suitable housing, health care services and facilities for the elderly. The increased prevalence of those with long term illnesses and disability (closely linked to an ageing population) living longer along with a desire for independence, will have the similar effect. Equally, the need to take more personal control of health and wellbeing should increase demand for green infrastructure and health facilities. A key challenge has been identified to explore any link between the District Health profiles and air quality.</p>
<p><b>Sustainable rural communities/rural isolation/access to services:</b> Access to community services, care and facilities in rural areas</p>	<p>The most deprived areas in terms of access to services and social care are spread over the more rural areas of the District. For isolated rural communities the need to support home independence will continue, along with increased availability of transport links, access to social care and the use of ICT technologies.</p>
<p><b>Education/skills:</b> Addressing gaps in skills and adult education needed to find and remain in work</p>	<p>Demand for childcare places will increase from 2017 and parental choice over settings makes provision complex to predict. Higher primary numbers post-recession are about to hit secondary in 2019, with growth mainly around Newbury and Thatcham. New housing growth here is likely to need additional educational infrastructure. Correspondingly, as pupil growth moves out of the primary schools, numbers will decrease affecting rural areas most and raises an additional risk of viability.</p> <p>Levels of educational attainment in West Berkshire are generally higher than national for both school and higher qualifications. However, a significant number of the working population, 17%, have no qualifications, compared to 15% nationally, which can act as a break on the local economy and create pockets of deprivation and exclusion. Inequality in adult educational achievement should combine with opportunities to acquire skills suited to business need. A deficit of literacy and numeracy skills and the gap to more disadvantaged pupils at secondary phase needs to be addressed for reasons of well being, crime and health as well as future employment prospects.</p>
<p><b>Housing:</b> The allocation and phasing of the housing delivery up to 2037 that meets the predicted demand. An identified shortage of affordable and/or suitable homes for local people at different stages of life</p>	<p>The higher than average annual income, and house prices now amongst the highest in the UK, have particularly affected key occupational workers and potential first time buyers who are unable to get onto the property ladder. The lack of smaller sized as well as affordable dwellings for predicted lower density households is an issue for the future, particularly in relation to rural areas and in retaining younger local people employed in the District. The increasing number and proportion of older persons and those with long term needs places more demand for housing and accommodation that is available and/or adaptable for different stages of life.</p>

Key Sustainability Issues	Likely evolution without the Local Plan Review
<b>Air quality:</b> Impacts from development and infrastructure on the environment and health and wellbeing.	Only two areas are acknowledged as having poor air quality, both associated with sections of road in Newbury and Thatcham. Sites that offer sustainable transport opportunities and choices such as rail, bus and greenways would be preferable to help reduce air quality impacts caused by road congestion. The Local Transport Plan 3 (2011-2026) has a specific policy on Air Quality and sets out a long term 'mixed' strategy to provide the District with more sustainable travel choices linked to the Air Quality Action Plan. A key challenge has been identified to explore any link between the District Health profiles and air quality.
<b>Crime and Safety:</b>	Although the level of crime is of importance to the residents of the area, it is antisocial behaviour that is of more concern (even if only perceived) as this has a direct effect on the quality of life and general appearance of the area. The Local Plan Review can have a key role in promoting well managed environments and secure buildings which will influence the levels of crime, anti-social behaviour and fear of both in an ageing District.
<b>Climate change:</b> Responding to climate change impacts including vulnerability to flooding and rising consumption of finite resources, especially water, and carbon emitting energy.	<p>Climate change will be a key issue for the Local Plan Review to address persistently. A changing climate is expected to exaggerate weather events; heavier rain, stronger winds and more summer heat-waves. It will have an impact on the landscape and our lifestyles; the economy and infrastructure; rare wildlife habitats and species may be threatened by loss or change in habitat; farming could suffer from more pests, soil erosion and a decrease in agricultural productivity; more intense rain, rising sea levels and wetter soils will increase flood risk; and water supplies will be affected along with our demands made on them.</p> <p>There is a need to reduce impacts on climate change through reduced emission of greenhouse gases, consumption of natural resources, vehicular movements. In addition, more sustainable designs are required to mitigate and adapt to the physical, financial and economic impacts of a potential rise in flooding and overall temperatures.</p>
<b>Resource efficiency:</b> Rising consumption of finite resources, especially carbon emitting energy.	Lifestyle and consumption trends in the UK and more widely have generally resulted in increased demands on energy and material resources. While many of the driving factors are outside the influence of the Council, others can be influenced in the direction of sustainability. Waste minimisation and recycling, high standards of water and land use efficiency plus energy efficiency including renewables, will require particular consideration, being areas where planning can have a direct role.
<b>Water supply:</b> Rising consumption of finite resources, especially water.	The supply of water and the necessary infrastructure to meet demand is a key issue for West Berkshire. The Environment Agency suggests that within less than thirty years there will be a major water shortage in the South East unless there is a reduction in the amount of water used or new resources are found and that West Berkshire is within an area with "serious levels of water stress". There is also a need to protect and enhance surface and groundwater supplies (identified through the groundwater sensitivity and source protections zones) throughout West Berkshire.
<b>Water quality:</b> Pressure on infrastructure and risk of contamination.	Meeting water quality standards is a challenge for the region and West Berkshire. Together with tightening water quality standards, a growing population and development pressures are placing extra demands on the sewerage treatment infrastructure and the waters receiving effluent. As well as increased sewage pressures, development can pose other risks to water quality, this can could include inappropriate mobilising legacy contamination, waste management or site drainage.

Key Sustainability Issues	Likely evolution without the Local Plan Review
<b>Flood risk:</b> Vulnerability to flooding.	The risk of flooding to a large number of homes and businesses (as in 2007 and 2014) and its frequency within West Berkshire is widespread, arising not only from rivers but also from surface water runoff , groundwater flooding and infrastructure failure. Locating developments outside areas of flood risk is essential to avoid a legacy of economic, social and environmental costs as is maintaining existing flood risk management infrastructure and ensuring all development incorporates sustainable drainage systems to minimise surface water flood risk.
<b>Landscape:</b> Cumulative impacts of consumption and development on the natural environment.	Current driving forces relating to landscape change are agriculture/forestry, recreation and development. Primary development pressures are from changing population and business economies and the need to accommodate housing and modern business premises. Other pressures relate to mineral extraction (although there is some opportunity for sympathetic restoration of wetland landscapes), wind and solar power, and telecommunications and transport infrastructure.
<b>Historic Character and Features:</b> Deterioration of quality and accessibility.	<p>The conservation of historic, sites and commons, monuments, battlefields, parks, buildings and Conservation Areas has contributed to the historic, cultural, economic heritage of West Berkshire and helped to sustain the distinctive communities in the District. Without sensitive restoration, conservation and enhancement above and below ground, the quality, connectivity and accessibility of these historic assets can easily deteriorate, particularly with respect to those heritage assets at risk. However, conservation and mitigation needs are not necessarily incompatible with building development for local needs, if care is taken over form and design.</p> <p>A further issue is new development in the vicinity of the nuclear installations within the district. The influence of such developments on safety matters will require detailed assessment by the Nuclear Directorate of the Health and Safety Executive.</p>
<b>Culture:</b> Maintaining local distinctiveness and richness.	Cultural distinctiveness and richness is closely associated with the natural and man-made heritage of West Berkshire, integral to the sense of identity for residents but also represents an area where opportunities exist for developing a more attractive visitor experience. Data and information is limited for the District and gaps exist for instance, on the contribution and potential of equestrian sporting prowess for which the area is well known.
<b>Biodiversity:</b> Cumulative impacts of consumption and development on the natural environment	Population growth requiring more housing and infrastructure and consumption of natural resources, along with changes in agricultural land use (perhaps more acute in the medium term in response to leaving the European Union) and climate change, will continue to place pressure on the wildlife and ecosystems in West Berkshire. Without positive protection, conservation and enhancement, existing species and habitats will decline in quality and extent, and the value of nature for people's appreciation and enjoyment, will be diminished.
<b>Green Infrastructure:</b> Provision of an integrated network for the benefit of the environment and people's health and wellbeing.	The delivery of new green infrastructure will depend on meeting the need created as a consequence of new development so that it contributes to effective spatial planning and place shaping by taking account of its relationship to existing and proposed green spaces within the district and their connections to it. Focusing and prioritising GI investment on economic growth points where the majority of people can gain access in the future, will maximise the multiple benefits it can provide,
<b>Employment and affordability:</b> Difficulty in recruitment and retention.	The availability of skills suited to the local employment need and the high cost of housing means that some sectors such as agriculture, residential care and elementary occupations may be faced with staff recruitment and retention problems and pockets of relative income deprivation in and around Newbury, Thatcham and the fringe of Reading.

Key Sustainability Issues	Likely evolution without the Local Plan Review
<b>Employment Land:</b> Allocation of the right mix of employment land to meet the needs of business.	The supply of modern good quality industrial accommodation of the right mix is limited with much of the existing stock needing refurbishment. In rural areas the demand for rural employment space is limited and will need stimulating to encourage rural and home based businesses.
<b>Growth:</b> Support from sustainable development.	With high employment rates it is likely that the greatest uplift in economic output will be driven through productivity improvements rather than by an increase in the number of people employed. Maintaining the vitality of town and other centres in face of competing retail offers is needed to protect the role they play in providing jobs and contributing to a strong local economy.
<b>Sustainable transport:</b> A heavy reliance on private car use and corresponding low levels of public transport use) leading to congestion and excessive demand on the road network.	The high dependency on private transport combined with forecasted increase in traffic flows and the need to cut emissions and improve air quality are drivers for addressing the key issue is slowing down the rate of increase in traffic and encouraging more sustainable modes of transport and alternatives to travelling. Provision needs to be integrated with other sustainability issues and solutions such as access to services in more remote areas and promoting healthy active living. The capacity of the road network, particularly around Newbury and Thatcham, the A34 and A339 is also a key issue.

## 4. Sustainability Appraisal findings for the emerging Draft Local Plan Policies

- 4.1. This section along with section 5 presents the findings from the most substantial element of the SA process; the assessment of the likely significant effects of the options for the Local Plan Review to 2037 that have been identified.
- 4.2. The SA of the policies and their reasonable alternatives have been assessed in turn against the 10 sustainability objectives. The detailed assessments can be found in **Appendix 4** with a summary and conclusion on the preferred option as the proposed policy. The findings for the proposed policy are brought together here. Both strategic and development control policies are grouped using the same section headings as in the emerging draft LPR and analysed in associated clusters as set out in **Tables 5 to 14** below.

### Development Strategy: Our place based approach

- 4.3. West Berkshire's proposed development strategy sets out the overall approach for managing growth and change across the District up to 2037 and which outlines our place based approach focussing on defined spatial areas.

Table 5: SA findings for policies relating to the Development Strategy

SA objective	SP1: Spatial strategy	SP2: AONB	SP3: Settlement hierarchy	SP4: AWE & Aldermaston	DC1 Development in the countryside
SA1: Housing	++	++	++	0	+
SA2: Health & inequality	+	++	0	++	0
SA3: Community infrastructure	+	+	++	0	+
SA4: Sustainable travel	+	+	++	0	+
SA5: Natural, built & historic environment	+	++	0	+	++
SA6: Water, air, soil, noise	0	+	0	0	+
SA7: Efficient land use	++	++	+	0	++
SA8: Natural resources	0	0	0	0	0
SA9: Climate change	+	++	0	0	0
SA10: Economy	++	++	++	+	+
Overall effect					

- 4.4. Spatial strategy: The revised spatial strategy policy proposes to focus a higher proportion of development within the Newbury and Thatcham area than in the Core Strategy. Other spatial areas are more constrained and therefore not proposed to take strategic scale development. Thatcham was previously allocated only modest development in the Core Strategy and Housing Site Allocations DPD but it is proposed that the town becomes the focus for significant development in the plan period to 2037 with the consideration of a strategic site at North East Thatcham. This focus means the proposed policy scores significantly positive on the objective for delivering housing (1). Other significant positive effects are demonstrated for objectives relating to efficiency of land use (7), with greater specification in the policy

regarding density, and to supporting a strong, diverse and sustainable economic base (10). A strategy focussed on the existing settlement pattern will support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. Other positive effects relate to the objectives of improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New development in sustainable locations will not only provide much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. Similarly positive effects are assessed for objectives of maximising opportunities for safe and sustainable travel (4), of conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5) and of reducing emissions contributing to climate change (9). Focus on the more sustainable settlements and on use of previously developed land within settlement boundaries, with limited additional growth proposed in the North Wessex Downs AONB all have positive sustainability effects.

- 4.5. AONB: The policy gives specific consideration for the conservation and enhancement of the local distinctiveness and setting of the North Wessex Downs AONB including its special qualities. The appraisal affirms the benefits of a specific policy which in addition to having a significantly positive effect on ensuring appropriate and sustainable growth of housing (1) it highlights the effects on health and equality (2), the natural, built and historic environment (5) and climate change as expected but recognises the importance of the local economy (10).
- 4.6. Settlement hierarchy: The appraisal affirms that the policy would have a significantly positive effect in terms of maximising the provision of housing in the most sustainable locations of the District (1) and should ensure an equitable distribution of housing, including housing for different sectors of the community. Also, the policy would have a significantly positive effect in terms of improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4), by ensuring that development is located within settlements according to the level of services and opportunities for employment, community and education, and the accessibility and frequency of public transport and destination choice. The Positive effects are seen in promoting and improving the efficiency of land use (7) in focusing housing and economic development within the urban areas through regeneration and change, as well as encouraging infill, changes of use and other development within the settlement boundary. In addition, the policy would have a significantly positive effect in terms of supporting a strong, diverse and sustainable economic base (10) through the redevelopment of previously developed land, and a scale of development that supports the vitality and viability of town and village centres.
- 4.7. AWE & Aldermaston: The policy applies special consideration of development in the vicinity of the two licensed nuclear installations located in West Berkshire with respect to potential major hazard to public safety and the

restriction of non-compatible surrounding land uses. The removal of the middle consultation zone together with detailed maps in the supporting text provides greater clarity. The proposed policy provides a significantly positive benefit with regards health (2), safety and residents. The provision of the DEPZ indirectly results in a greater green (5) lung around AWE B and also protects the two establishments (10) enabling them to continue to function.

- 4.8. Development in the Countryside: The policy sets out a presumption against development in the countryside, together with criteria covering exceptions to that rule. In doing so, the policy has the greatest effect on the sustainability objective of protecting the character of the environment (5) and promoting the efficient use of land (7). Restricting development in the countryside also makes a positive contribution to ensuring dwellings have access to infrastructure (3) and facilitate sustainable travel and minimise emissions (4, 6), which are easier to achieve in already developed areas, where the need to travel is less. Limiting development in the countryside also contributes to the safeguard or agricultural land (soil resources) (6). The exception criteria allow for specific types of housing development, thereby contributing to the housing objective (1), as well as development to support the rural economy (10). A criterion also specifically allows for exceptions where a development would secure the future of a heritage asset (5).

## Our environment and surroundings

Table 6: SA findings for policies relating to: Our environment and surroundings (strategic policies)

SA Objective	SP5: Responding to climate change	SP6: Flood risk	SP7: Design principles	SP8: Landscape character	SP9: Historic environment	SP10: Green infrastructure	SP11: Biodiversity & geodiversity
SA1: Housing	0	0	+	0	0	+	0
SA2: Health & inequality	++	+	++	+	+	++	0
SA3: Community infrastructure	0	0	+	0	0	+	+
SA4: Sustainable travel	+	0	+	0	0	++	0
SA5: Natural, built & historic environment	++	+	++	++	++	++	++
SA6: Water, air, soil, noise	+	+	+	0	0	++	+
SA7: Efficient land use	0	0	++	0	0	0	+
SA8: Natural resources	+	0	+	0	0	+	0
SA9: Climate change	++	++	++	+	0	++	+
SA10: Economy	+	0	+	0	0	0	0
<b>Overall effect</b>							

- 4.9. Climate Change: The policy embeds the principles of climate change into new development and commits development to becoming and staying carbon neutral by 2030. It is supported by other policies in the LPR. The appraisal indicates that the policy would have a significantly positive effect on improving health and wellbeing (2) in terms of the provision of green/blue infrastructure and open spaces in the layout of new development to provide cooling and shading. It would also have a significantly positive effect on the

character and distinctiveness of the natural, built and historic environment (5) by ensuring the integrity of the historic environment is maintained, and that new development contributes towards wildlife habitat and species conservation. Furthermore, the policy would have a significantly positive effect in terms of the reduction of climate change emissions and reducing waste consumption (9) by promoting the provision of renewable, low and zero carbon energy for its own use and/or local distribution networks and the reduction of waste. The policy would have a positive effect in terms of maximising safe and sustainable travel by requiring the provision for sustainable forms of vehicular and personal transport (4). The policy would also have a positive effect on improving on air, water and soil quality (6) in terms of reducing emissions from the private car and conserving the quality of the water environment. In addition, there would be a positive effect on the reduction of waste consumption (8) in terms of waste reduction and the provision of recycling during construction and occupation. And finally, a positive effect in terms of supporting a strong, diverse and sustainable economic base (10) in terms of supporting sustainable economic growth and attracting businesses and inward investment to the district.

- 4.10. Flood Risk: The policy seeks to ensure that new development is appropriately flood resilient and resistant through the implementation of appropriate mitigation measures and construction methods to reduce the risk of future flooding. As the policy directly seeks to minimise the risk of flooding and the potential for water bodies to be polluted, a significant positive effect is expected in relation to SA objectives (9) (a) and (b). By supporting the incorporation of multifunctional sustainable drainage measures at new developments, the revised policy could also provide a range of associated benefits. The SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity. This has the consequence of the policy having positive effects in respect of objectives (2) (a) and (c), (5) (a) and (b), (6) (c) and (d), and (8) (c). The revised policy now includes a requirement for all new development to take advantage of the opportunity presented to improve and enhance the river environment and contribute to biodiversity requirements. This results in a positive effect against objective (5) (a).
- 4.11. Design Principles: The purpose of this policy is to ensure that all new development across West Berkshire is of the highest possible design quality. The policy applies to all forms of development, appropriate to their nature, location and scale. The appraisal affirms the benefits of having a specific policy which strengthens a sense of place through high quality, locally distinctive place shaping. It highlights particular strength in the policy with regard to the significantly positive contribution it makes towards the health and wellbeing of new residents (2), protecting landscape character and distinctiveness and providing for wildlife (5), the efficiency of land use (7) and responding to climate change (9). It is also positive in the provision of housing (1), accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4) and the protection of soil water and air and

against noise (6), the management and use of natural resources (8) and support of a sustainable economic base (10).

- 4.12. Landscape character: The policy aims to ensure that development is landscape led whereby the diversity and local distinctiveness of the local landscape character is conserved, enhances and appreciated. The appraisal affirms the benefits to be provided from landscape led development, showing it will have a significantly positive effect on the sustainability of development in both the short and longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2) and responding to climate change (9).
- 4.13. Historic environment: The policy gives great weight to conserving the significance of the district's heritage assets and their settings. The appraisal affirms the benefits to be provided from a specific policy on the historic environment, showing it will have a significantly positive effect on the sustainability of development in both the short and longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2).
- 4.14. Green Infrastructure: The policy aims to maximise the potential for strengthening both local and strategic green infrastructure across the District to benefit both the environment and health and wellbeing of communities. The appraisal affirms the multi-functional benefits to be derived from providing high quality Green Infrastructure (GI) integrated conceptually and practically and with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the GI contribution towards promoting safe and sustainable travel choices (4), protecting landscape character and distinctiveness and providing for wildlife (5) and, in helping the district to tackle climate change. Policy is also strong in its support for the health and wellbeing of the new residents (2) but its effect on levels of crime and bad behaviours needs to be tempered by the risk of poorly designed GI prohibiting some function and enjoyment. The protection of soil water and air and against noise (6) is significantly positive overall also but GI can only have a limited effect on soil quality with the context of new development. The policy has a positive effect on the provision of housing (1) not so much on absolute numbers but in as much as the policy actively looks to advantage residents of affordable housing that might not otherwise have as much domestic space, and also those residents who are elderly or have special needs. Accessibility to community infrastructure (3) is positively affected by the policy in that it will support the use of green routes for commuting and linking parts of the urban areas and create access to the countryside, but it is not designed specifically to enable IT technologies though these may use GI if designed sensitively. The policy has a largely positive effect on the management and use of natural resources (8) particularly by helping reduce

energy use. However the policy can only be neutral in its effects on the use of minerals and waste. The appraisal marks the policy effects on the efficiency of land use (7) support of a sustainable economic base (10) as neutral. Arguably, the provision of GI is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest.

- 4.15. Biodiversity and geodiversity: The aim of this policy is to provide a framework for conserving and enhancing this richness and diversity both for its own sake, but also the positive contribution that it makes to the overall quality of life and sense of place for residents and visitors to West Berkshire in both urban and rural areas. The appraisal reaffirms that the policy would have a significantly positive effect on the natural, built and historic environment (5) in terms of seeking to secure improvements and enhancements to designated sites and habitats. It specifically seeks to minimise the fragmentation and maximise opportunities for restoration, enhancements and connection of natural habitats in order to realise biodiversity net gain. The policy would have a positive effect on the accessibility of community infrastructure (3) in terms of improving biodiversity's permeability within wider green infrastructure. It would also have a positive effect in terms of protecting and improving air, water and soil quality (6), in terms of conserving the richness and diversity of underlying geology and soils, as well as recognising that the three Special Areas of Conservation (SAC) in the District are sensitive to surface and groundwater quality. It would also have a positive effect on promoting the efficiency of land use (7) according to location and setting by ensuring that buffer zones are incorporated between development and designated sites. Finally, the policy would have a positive effect on ensuring adaptation measures are in place to respond to climate change (9), in terms of requiring development to incorporate conservation features that will help wildlife to adapt to climate change.

Table 7: SA findings relating to our environment and surroundings (built and natural resources)

SA Objective	DC2: Health and wellbeing	DC3: Building sustainable homes and businesses	DC4: Environmental nuisance and pollution	DC5: Water quality	DC6: Water resources	DC7: Air quality
SA1: Housing	0	-	+	0	+	0
SA2: Health & inequality	++	++	0	+	0	++
SA3: Community infrastructure	+	0	0	0	+	0
SA4: Sustainable travel	+	+	0	0	0	0
SA5: Natural, built & historic environment	++	+	0	++	+	+
SA6: Water, air, soil, noise	+	0	+	++	0	++
SA7: Efficient land use	+	+	+	0	0	0
SA8: Natural resources	+	++	0	0	++	+
SA9: Climate change	++	++	0	+	++	++
SA10: Economy	+	0	+	0	+	0
<b>Overall effect</b>						

4.16. Health and wellbeing: The policy sets out the importance the Council places on the consideration of health and wellbeing in new development. The appraisal affirms the benefits of having a specific policy which supports and enhances positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. It highlights particular strength in the policy with regard to the significantly positive contribution it makes towards the health and wellbeing of the new residents (2), protecting landscape character and distinctiveness and providing for wildlife (5) and responding to climate change (9). It is also positive in accessibility to

community infrastructure (3), promoting safe and sustainable travel choices (4), the protection of soil water and air and against noise (6), the efficiency of land use (7), the management and use of natural resources (8) and support of a sustainable economic base (10).

- 4.17. Building sustainable homes and businesses: The policy sets out minimum standards of construction to address reduction in carbon omissions and reaching carbon neutrality by 2030. The proposed revised policy requires houses to be built to the Home Quality Mark which starts off at a standard almost equivalent to Part L of the building regulations but then progresses to net Carbon neutral and even carbon positive (8) & (9). However, the viability assessments done say that there is a trade-off between the number of affordable houses that can be provided and made to be net carbon neutral which means that the policy cannot maximise the provision of affordable housing (1). Homes that are provided to the HQM must be healthy and have access to gardens and green infrastructure (2) as these are areas required to be scored.
- 4.18. Environmental nuisance and pollution: This policy is intended to aid in promoting good quality of life for all land users through avoiding any adverse effects from pollution from new development. The appraisal affirms the multi-functional benefits to be derived from providing a new policy on Environmental Nuisance and Pollution Control (ENPC) integrated into a single policy with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the ENPC contribution towards maximising affordable housing in sustainable locations (1), protecting soil, water, and air pollution (6) with benefits for both human health (2) and for wildlife (5). The policy can strengthened still further by supplementary information on local standards for example the North Wessex Downs Area of Outstanding Natural Beauty is more susceptible to noise and light pollution than other parts of the District.
- 4.19. Water quality: The policy aims to improve the water quality of water bodies, above and below ground, to be in line with the Water Framework Directive requirements. Overall, the effect of the policy on sustainability is positive and affirms the benefits of having a specific policy that in conjunction with other policies in the Local Plan contributes particularly to its primary purpose of the protection and improvement of water quality (6), the conservation and enhancement of biodiversity and landscape (5), as well as having a positive effect in the longer term on people's health and wellbeing (2) and, the use of green and blue infrastructure (9) in support of climate change and the quality of the public realm. The contribution of developments in improving water quality and the ecology of water bodies is likely to have a positive effect by ensuring that new development does not adversely impact on biodiversity and ensuring that, for example, it takes sewerage infrastructure into account. Otherwise the effects of the policy are likely to be neutral. Whilst there may be localised effects close to development in the short term, the substantial benefits of this policy will be achieved by cumulative action over a longer time

period and alongside other policies relating to the management of the water environment and the actions of partners.

- 4.20. Water resources: The aim of the policy is for development to minimise water use and to be as water neutral as possible. Overall, the effect of the policy on sustainability is positive and affirms the benefits of having a specific policy that in conjunction with other policies in the Local Plan contributes particularly to the reduction in consumption of natural resources (8) and mitigation of impacts on climate change (9) and including the promotion of energy efficiency and a reduction in the need for larger infrastructure. This option aims to maximise water and energy efficiency within the context of recent government guidance. It ensures the supply and wise use of water to new housing provision (1) and economic non-residential development (10). It will contribute positively in an indirect way by encouraging development to adopt higher water efficiency standards to alleviate water stress for the benefit of surface and groundwater flows, wetlands and associated biodiversity and landscape character (5). With regard to sub-objectives (6)(d) and (7)(b) the effects would be positive by helping to reduce the impact of pollutants on water quality and influence the most appropriate density of land use towards the most efficient means of managing water resources. However, the headline objective is marginally assessed as neutral due to the remaining sub-objectives being neutral. . The higher standards of water efficiency and re-use will cumulatively contribute to a range of sustainability objectives compounded over the longer term benefiting the environment, climate change and quality of life from a more secure supply of water for consumption and recreation.
- 4.21. Air quality: The overall aim of this policy is to maintain, and where possible, improve air quality and to reduce exposure to areas of poor air quality. The most positive effects from this policy on sustainability come from promoting health, wellbeing and active lifestyles (2), the protection and improvement of air quality (6) and the reduction of emissions in addressing climate change (9). Effects are indirectly positive on the reduction of consumption and efficient use of natural resources (9) and on the natural, built and historic environment (5) though arguably the significantly positive effects on biodiversity could weigh up the overall objective here. Primarily the positive effects relate to mitigatory activity whereby the policy should help steer away from less sustainable locations at risk from air pollution and encourage development to utilise mitigation measures such as improvements in transport infrastructure, the use of low energy technologies in design and construction and the use of green infrastructure to benefit communities and the environment.

Table 8: SA findings for policies relating to Our environment and surroundings (historic resources)

SA Objective	DC8: Conservation areas	DC9: Listed buildings	DC10: Non designated heritage assets	DC11: Registered parks & gardens	DC12: Registered battlefields	DC13: Assets of archaeological importance	DC14: Trees, woodlands and hedgerows
SA1: Housing	0	0	0	0	0	0	0
SA2: Health & inequality	0	0	0	+	0	0	+
SA3: Community infrastructure	0	0	0	0	0	0	0
SA4: Sustainable travel	0	0	0	0	0	0	0
SA5: Natural, built & historic environment	+	+	+	++	+	+	++
SA6: Water, air, soil, noise	0	0	0	0	0	0	0
SA7: Efficient land use	0	0	0	0	0	0	0
SA8: Natural resources	0	0	0	0	0	0	0
SA9: Climate change	0	0	0	0	0	0	+
SA10: Economy	0	0	0	0	0	0	0
<b>Overall effect</b>							

4.22. Conservation areas: The policy addresses the potential effects of development on setting of a conservation area and the important views into, out of, across or through the area, The appraisal affirms that the policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly with regard to the character, appearance and significance of Conservation Areas. In conjunction with policy SP9, the policy would also ensure the sensitive design of proposals to ensure that they respect their setting as part of the wider landscape. The policy would otherwise have a neutral effect.

- 4.23. Listed buildings: The appraisal affirms that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of seeking to preserve the significance of Listed Buildings. In conjunction with policy SP9, the policy would also ensure the sensitive design of proposals to ensure that they respect their setting as part of the wider landscape. The policy would otherwise have a neutral effect.
- 4.24. Non designated heritage assets: The appraisal affirms that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of seeking to ensure that development has a clear understanding of the significance of non-designated heritage assets and their settings. In conjunction with policy SP9, the policy would also ensure the proposals have regard to the integrity of the landscape. The policy would otherwise have a neutral effect.
- 4.25. Registered parks and gardens: The appraisal indicates that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of Registered Parks and Gardens. It will also ensure that proposals consider the integrity of the landscape.
- 4.26. Registered battlefields: The appraisal indicates that the policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of Registered Battlefields. It will also ensure that proposals consider the integrity of the landscape.
- 4.27. Assets of archaeological importance: The policy recognises the value of these designed landscapes and aims to protect them from development that would be harmful to their character or setting. The appraisal indicates that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of heritage assets of archaeological interest. It will also ensure that proposals consider the topographical integrity of the landscape.
- 4.28. Trees, woodlands and hedgerows: The policy seeks to encourage their planting and protection as valued visual and ecological assets in towns, villages and countryside. The appraisal reaffirms that the policy would have a significantly positive effect on the natural, built and historic environment (5) in terms of recognising the value of trees, woodland and hedgerows as ecological assets, their contribution to landscape distinctiveness. In addition, the policy recognises the potential harm resulting from the loss of ancient woodland, and woodland and hedgerows located in historic parks. The policy also has a positive effect on improving health and wellbeing (2) in terms of improving the quality of green infrastructure and contributing to a sense of place and providing amenity. It also has a positive effect on the climate change objective (9) in terms of recognising the importance of trees, woodland and hedgerows in their adaptation to climate change.

## Delivering Housing

Table 9: SA findings for policies relating to delivering housing (1)

SA Objective	SP12: Approach to housing delivery	SP13: Sites allocated for residential	SP14: Sites allocated for residential	SP15: Sites allocated for residential	SP16: Sandleford strategic site	SP17: North East Thatcham strategic site
SA1: Housing	+	++	++	+	++	++
SA2: Health & inequality	+	+	+	+	++	++
SA3: Community infrastructure	+	++	++	+	++	++
SA4: Sustainable travel	0	++	++	+	++	++
SA5: Natural, built & historic environment	0	0	0	0	0	+
SA6: Water, air, soil, noise	0	0	0	0	0	0
SA7: Efficient land use	0	0	0	0	+	0
SA8: Natural resources	0	0	0	0	+	+
SA9: Climate change	0	0	0	0	+	+
SA10: Economy	++	+	+	+	0	+
<b>Overall effect</b>						

- 4.29. Approach to housing delivery: The option to deliver above the current housing need would aim to deliver some 10% above, with the requirement expressed as a range. Provision will be made for 8840 to 9775 net additional homes for the period 1 April 2020 to 31 March 2037. This would demonstrate predominantly positive effects for objectives on delivering housing (1), including enabling provision for all sectors of the community, and for the objectives on improving health, safety and wellbeing (2) and improving

accessibility to community infrastructure (3). New housing to meet above the assessed need not only provides much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. Significantly positive effects are assessed for the objective of supporting a strong, diverse and sustainable economic base (10). Increased housing provision will support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. Other effects are predominantly neutral with the only negative effects identified being for sub objectives relating to efficiency of land use (7) and reducing consumption of natural resources (8). A level of growth higher than the current Core Strategy requirement and local housing need will inevitably lead to a higher level of greenfield land allocations, even with encouragement of brownfield land opportunities through directing growth to existing settlements. Similarly, higher growth will lead to increased consumption of natural resources, though other policies will ensure that new developments minimise consumption and manage their use effectively. There will however also be opportunities for redevelopment of brownfield land providing more environmentally sustainable housing schemes. Overall, this policy would boost supply of housing above the current development plan requirement and support economic growth, without significant negative environmental effects.

- 4.30. Sites allocated for residential development in Newbury and Thatcham: This area is the main focus for growth, where two strategic urban extensions are proposed. The appraisal confirms the site allocations in Newbury and Thatcham spatial area would have a significantly positive effect on maximising housing provision (1) as these areas have the infrastructure and facilities to support sustainable growth. The strategic site allocations including Sandford Park, Newbury and North East Thatcham are of a sufficient scale to make a significant contribution to affordable housing and meet the needs of different sectors in the community. Notably, the allocation at Long Copse Farm, Enborne would meet the needs of gypsies and travellers. The site allocations would also have a significantly positive effect in terms improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as these urban areas have the infrastructure and facilities to support sustainable growth. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2). Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. In conclusion, there is a clear benefit in the new policy in identifying sites for housing

provision in the Newbury and Thatcham spatial area. There is a clear benefit in terms of identifying sites which would be suitable for meeting the needs of different sectors of the community. Furthermore, no policy could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

- 4.31. Sites allocated for residential development in Eastern Area: Due to significant constraints no strategic allocation is made in this spatial area. New non-strategic allocations are proposed at Theale and Woolhampton with additional sites to be brought forward through Neighbourhood Development Plans. The appraisal confirms the site allocations in the Eastern Area would have a significantly positive effect on maximising housing provision (1) as this area, along with Newbury and Thatcham spatial area has the infrastructure and facilities to support sustainable growth. Although the site allocations are non-strategic in nature, the site allocations would contribute to meeting affordable housing need and meeting the needs of different sectors in the community. The site allocations would also have a significantly positive effect in terms improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as these urban areas have the infrastructure and facilities to support sustainable growth. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2). Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. There is a clear benefit in the new policy in identifying sites for housing provision in the Eastern spatial area including those that would be suitable for meeting the needs of different sectors of the community.
- 4.32. The special characteristics of the North Wessex Downs AONB mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with Policy SP2. Sites in the rural service centres of Hungerford and Lambourn will be brought forward through neighbourhood development plans. New sites in the service villages of Chieveley, Kintbury, Bradfield Southend and Great Shefford are proposed or allocation in this LPR. The appraisal confirms that the sites considered in the North Wessex Downs AONB spatial area would have a positive effect on the provision of housing (1) in terms of locating housing according to the location and size individual rural service centres and service villages. In this context, the policy would support the provision of affordable housing on market-led housing sites and help to meet the housing needs of different sectors in the community. The sites would also have a positive effect in terms improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as sites would be

located according to the range and services available within these settlements. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2). Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. There is a clear benefit in the new policy in identifying sites for housing provision in the North Wessex Downs AONB including those that would be suitable for meeting the needs of different sectors of the community.

- 4.33. Sandleford strategic site: The Council's spatial strategy is outlined in Policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for development and that Sandleford Park remains the most appropriate location for strategic housing delivery in Newbury.
- 4.34. North East Thatcham strategic site: The Council's spatial strategy is outlined in Policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Thatcham, as part of the Newbury and Thatcham urban area, is a sustainable location for development. A new urban extension to the north east of the town is allocated for development and will provide a new residential neighbourhood with supporting facilities and green infrastructure and enable long-term planning for Thatcham's future. Delivery of at least 1,250 dwellings is anticipated within the plan period. There are a number of significant positive sustainability effects that developing the site would have, including maximising the provision of: affordable housing (1); custom and self-build plots; new green infrastructure and public open space, new community infrastructure (3) including primary and secondary schools; and improvements to the cycling and walking network to improve opportunities for sustainable travel (4).

Table 10: SA findings for policies relating to delivering housing (2)

SA Objective	SP18: Housing type and mix	SP19: Affordable housing	DC16: Rural housing exceptions	DC17: Self and custom build	DC18: Specialised housing	DC19: GTTS	DC20: Retention of mobile home parks
SA1: Housing	++	+	+	+	+	+	+
SA2: Health & inequality	+	+	0	0	0	+	0
SA3: Community infrastructure	0	0	0	0	0	+	0
SA4: Sustainable travel	0	0	0	0	0	+	0
SA5: Natural, built & historic environment	0	0	+	0	0	+	0
SA6: Water, air, soil, noise	0	0	0	0	0	0	0
SA7: Efficient land use	0	0	0	0	0	+	0
SA8: Natural resources	0	+	0	0	0	0	0
SA9: Climate change	0	+	0	0	0	+	?
SA10: Economy	+	+	0	0	0	0	0
<b>Overall effect</b>							

- 4.35. Housing type and mix: The policy emphasises the importance of ensuring that there is a wide choice and mix of housing to meet existing and future local needs, and to help secure mixed and balanced communities. The appraisal demonstrates positive effects with no negative impacts identified. This policy demonstrates significantly positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of a mix of housing to meet the needs of local communities will assist in reducing inequalities and improve quality of life, particularly for those in need of social housing. Meeting the need for a variety of housing tenures, types and sizes will

support a strong, diverse and sustainable economic base (10) as housing provision which meets the needs of all sectors of the community will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth. The effects on the remainder of the sustainability objectives are considered to be neutral as the policy relates to the tenure and mix of housing sizes within a development rather than to the level or location of housebuilding.

- 4.36. **Affordable housing:** In an area of high property prices the provision of affordable housing is seen as a priority as housing has wide implications on health, education and employment opportunities. The policy demonstrates significantly positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of affordable housing will assist in reducing inequalities and improve quality of life for those in need of social housing. As the policy relates to the tenure within a development rather than to the level or location of housebuilding, most effects are neutral. This revised policy which requires affordable housing to be built to net zero carbon standards will have positive impacts for objectives (8) and (9), to reduce consumption and waste of natural resources and to reduce emissions contributing to climate change, particularly for reduction of energy use and promotion of sustainable/renewable energy technologies and reducing West Berkshire's contribution to greenhouse gas emissions. Maximising opportunities for affordable housing will support a strong, diverse and sustainable economic base (10) as increased housing provision which is affordable will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.
- 4.37. **Rural housing exceptions:** The rural exception housing policy relates to the provision of small scale sites to meet an identified local housing need associated with rural communities. In supporting housing development adjacent to existing rural settlements where there is a need, and making clear that the expectation is for these to be 100% affordable, the policy is making a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations (1). The policy includes criteria to ensure that such developments do not have a detrimental effect on the character of the area, thereby contributing to the character and distinctiveness objective (5).
- 4.38. **Self and custom build:** The policy seeks to support self-build and custom-build housing with LPAs requiring a proportion of new homes to be provided as serviced plots for self and custom build. LPAs also keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build. Following the appraisal, all objectives for sustainability in the majority are at a neutral level with positive outcomes for objective (1) in terms of maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations.
- 4.39. **Specialised housing:** The policy provides specific guidance when it comes to housing for those identified with support or care needs. Following the

appraisal, all objectives for sustainability in the majority are at a neutral level. Objective (1) has achieved a positive outcome in the appraisal for maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations

- 4.40. Gypsy, Travellers and Travelling Showmen (GTTS): The appraisal affirms the benefits of having a revised policy which responds to meeting the needs of GTTS, as based on an up to date needs accommodation assessment, and having regard to the 2015 definition of 'Gypsy and Traveller'. It thus highlights a positive approach to seeking to meet the needs of this section of the community (1), seeks to reduce unauthorised sites by providing a policy, which benefits both the settled community and the traveller community, and benefits the character of the area (2) and (5), provides accessibility to community infrastructure (3) by seeking to locate pitches and plots in accessible locations and provide access to facilities and services; promotes travel choices (4), directs development to the most appropriate locations, and to previously developed land, and details what is expected of the applicant to demonstrate as part of the planning application (5) and (7), and seeks to respond to flood risk and promote sustainable urban drainage systems (9).
- 4.41. Retention of mobile homes: The appraisal confirms the positive effect that will be had in terms of helping to meet the housing need for different groups in the community, and specifically low-cost home ownership. Whilst the policy principally safeguards these sites, it does allow for their loss (either in full or on part) on an exceptional basis where it would provide 100% affordable housing to meet locally identified needs. As such, it has the potential to have a positive effect in terms of providing housing stock which is better suited to meet local housing needs (1). Where park home sites do come forward for redevelopment, there may be opportunities to enhance landscape character and the setting of heritage assets (5), but this effect is likely to be offset by the visual impact of park home sites which are retained. The impact on climate change is uncertain (9) given that such uses are classified as a 'highly vulnerable' use and pre-exist national planning practice guidance on flood risk. Whilst the policy will largely have a neutral effect on supporting a strong, diverse and sustainable economic base (10) – there may be positive effects as low cost home ownership may help to attract workers to the district. Given that the overall thrust of the policy is to retain park home sites, the overall impact of the policy is likely to be neutral on the remaining objectives.

Table 11: SA findings for policies relating to delivering housing (3)

SA Objective	DC21: Residential Use of Space above Shops and Offices	DC27: Residential extensions	DC28: Residential annexes	DC29: Residential space standards	DC30: Residential amenity
SA1: Housing	++	0	0	0	0
SA2: Health & inequality	0	+	0	0	++
SA3: Community infrastructure	+	0	0	0	0
SA4: Sustainable travel	+	0	0	0	0
SA5: Natural, built & historic environment	0	+	0	0	0
SA6: Water, air, soil, noise	0	0	0	0	0
SA7: Efficient land use	++	+	+	0	0
SA8: Natural resources	0	0	0	0	0
SA9: Climate change	0	0	0	0	0
SA10: Economy	+	0	0	0	0
<b>Overall effect</b>					

4.42. Residential Use of Space above Shops and Offices: The policy provides in principle support for homes above retail units. In doing so it supports the objectives of providing sufficient homes (1) and making efficient use of land (7). Since the vast majority of such development would take place in town centres, it also supports the objectives of improved access to services (3), reducing the need to travel by unsustainable modes (4) and supporting the vitality of town centres (10).

- 4.43. Residential extensions: The policy presumes to favour proposals for the extension of existing permanent dwellings. Positive effects are attributed to improving the health and wellbeing (2) in terms of seeking quality amenity space, no adverse impact on neighbour amenity, and high quality design; and in conserving and enhancing the character of the area (5) in terms of expecting high quality design, and the criteria lists specific design attributes to achieve (subservient design, consideration of window placement, materials). The policy seeks to conserve and enhance biodiversity features and requires development to not have an adverse impact on trees (5a) and advocates no harm to the historic setting (5c). A positive score has been given to promoting and improving the efficiency of land (7) as the policy seeks to make efficient use of existing residential land in both settlement and out of settlement areas.
- 4.44. Residential annexes: The policy is focussed on residential annexes which is a new policy to West Berkshire. The policy seeks to improve and set out clear guidance the requirements for annexes within curtilages of dwellings. This includes guidance over design, function, and the relationship with the main dwelling, its setting, use and impact over existing living conditions currently enjoyed by neighbouring dwellings. As a result, all objectives for sustainability in the majority are at a neutral level with a positive outcome to promote and improve the efficiency of land use (7) in relation to maximising the use of previously developed land and buildings where appropriate.
- 4.45. Residential space standards: The policy is focussed on the narrow topic of residential space standards which is a new policy which has come about under the nationally described space standards. The standards deal with internal space within new dwellings and sets out requirements for the Gross Internal (floor) Area at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notable bedrooms, storage and floor to ceiling height. As a result, all objectives for sustainability are at a neutral level not contributing positively nor negatively. The single exception is the health and wellbeing objective (2) (a) whereby having adequate floor space and room would contribute towards a healthier lifestyle.
- 4.46. Residential amenity: The policy seeks a high standard of amenity for existing and future users of land and buildings. The appraisal finds that a new policy would have a predominately neutral impact on the sustainability objectives. There are positive effects attributed to improving the health and wellbeing (2) and accessibility to community infrastructure (3). The positive score is in response to seeking to improve the quality of life for residents, for existing and future users of land and buildings, and responds to current national government policy on ensuring natural light is provided and internal accommodation is of an adequate size. Non-residential uses will also be considered. Good size amenity space (gardens) seek to ensure that this element of green infrastructure is provided, thereby giving a positive score to (2) and (3) of the sustainability objectives. There would be a positive effect on the sub-objective of (10) to support the viability and vitality of town and village centres to ensure that development is appropriately located, extending to residential uses and in some cases non-residential uses.

Table 12: SA findings for policies relating to delivering housing (4)

SA Objective	DC16: Rural exception housing	DC22: Housing related to rural workers	DC23: Conversion of Existing Redundant and Disused Buildings in the	DC24: Replacement of existing dwellings in the countryside	DC25: Extension of residential curtilages in the countryside	DC26: Sub division of existing dwellings in the countryside
SA1: Housing	++	++	+	0	0	0
SA2: Health & inequality	0	0	0	0	0	0
SA3: Community infrastructure	0	0	0	0	0	0
SA4: Sustainable travel	0	0	0	0	+	0
SA5: Natural, built & historic environment	+	+	+	+	+	+
SA6: Water, air, soil, noise	0	0	0	0	0	0
SA7: Efficient land use	0	+	+	+	0	++
SA8: Natural resources	0	0	+	0	0	0
SA9: Climate change	0	0	0	0	0	0
SA10: Economy	0	++	0	+	0	0
Overall effect						

4.47. Rural exception housing: The policy proposes that small scale rural exception housing schemes will be permitted adjacent to rural settlements to meet an identified local housing need. In supporting housing development adjacent to existing rural settlements where there is a need, and making clear that the expectation is for these to be 100% affordable, the policy is making a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations (1). The policy includes criteria to ensure that such developments do not have a detrimental

effect on the character of the area, thereby contributing to the character and distinctiveness objective (5).

- 4.48. Housing related to rural workers: This specific policy has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7).
- 4.49. Conversion of Existing Redundant and Disused Buildings in the Countryside: This policy applies to all existing buildings that are structurally sound including for example traditional farmsteads or buildings, stables, community and educational facilities. The policy sets out the criteria that will be applied in determining applications for conversion and/or re-use of existing redundant and disused buildings in the countryside to residential use. These relate largely to the impact on the surrounding landscape, any historic buildings and protected species (5), the support for re-use in itself contributes positively to housing supply (1), the efficient use of land (7) and minimisation of minerals resource use (8).
- 4.50. Replacement of existing dwellings in the countryside: The policy supports redevelopment of existing dwellings in the countryside, subject to a number of detailed criteria. The support for replacement dwellings supports the objective of reusing previously developed land (7) and the policy criteria ensure that any such development continues to make a positive contribution to the objectives of landscape character, including biodiversity and historic conservation (5), as well as to the objective of supporting the economy (10) through safeguards relating to the needs of rural enterprises.
- 4.51. Extension of residential curtilages in the countryside: The policy sets out the criteria that will be applied in determining applications for the extension of residential curtilages. The criteria relate to the impact of the proposal on the surrounding area, as well as highways safety, thereby contributing positively to the sustainability objectives dealing with those matters (5) and (4).
- 4.52. Sub division of existing dwellings in the countryside: The policy supports the subdivision of dwellings in the countryside, subject to a number of detailed criteria. In doing so it supports the objective of enabling housing provision (1) and reusing previously developed land (7). It also contributes to minimising the consumption of minerals, since reuse is more efficient than new-build (9). At the same time, policy criteria ensure the safeguarding of the character of the environment (5). Criteria also place importance on the relationship of proposed sub-divisions to settlements and their shops, services and facilities. This makes a contribution to accessibility of community infrastructure (3), as well as the possibility of accessing them by sustainable modes, and thereby air quality (4, 6).

Table 13: SA findings for policies relating to fostering economic growth (1)

SA Objective	SP20: Strategic Approach to Economic Development and Hierarchy of Centres	SP21: Sites allocated for economic development	SP22: Transport	SP23: Infrastructure requirement and delivery	DC31: Designated employment areas	DC35: Transport infrastructure	DC36: Parking and travel plans
SA1: Housing	0	0	++	+	0	+	++
SA2: Health & inequality	0	0	++	++	0	+	++
SA3: Community infrastructure	+	0	+	++	0	++	+
SA4: Sustainable travel	+	0	++	++	0	++	++
SA5: Natural, built & historic environment	0	0	+	+	0	0	+
SA6: Water, air, soil, noise	0	0	++	+	0	+	++
SA7: Efficient land use	+	+	+	0	+	+	+
SA8: Natural resources	0	0	+	+	0	0	+
SA9: Climate change	0	0	++	++	0	++	++
SA10: Economy	+	+	+	0	+	+	+
<b>Overall effect</b>							

4.53. Strategic Approach to Economic Development and Hierarchy of Centres: The purpose of this policy is to plan for growth and set out the type of floor space needed to meet the District's economic needs over the plan period. The appraisal indicates that the policy would have a positive effect on a number of objectives including improving accessibility to community infrastructure (3), promoting and maximising opportunities for sustainable travel (4), promoting and improving the efficiency of land use (7) and supporting a strong, diverse and sustainable economic base (10). This can

largely be attributed to the objectives of the policy in terms of “the town centre first” approach to new office development, as well as seeking to ensure that there are no other sequentially preferable sites for community facilities and other services (Classes E and F). The policy also seeks to protect the vitality and viability of town centres, by ensuring these uses are focused in these areas which are located in the most sustainable locations in the District. It also provides support for businesses requiring a town centre location and support the rural policy. The policy also seeks to promote the efficient use of land by safeguarding and seeking to intensify the District’s Designated Employment Areas. It also has a positive effect in terms of identifying additional land in order to meet the District’s employment land needs over the plan period.

- 4.54. Sites allocated for economic development: The appraisal confirms the positive effect it will have in terms of supporting a strong, diverse and sustainable economic base (10) and a significantly positive effect in terms of encouraging a range of employment opportunities that meet the needs of the District. The policy provides a broad indication of employment floor space that should be provided on these sites which is considered to have a positive effect in terms of applying suitable densities in the context of promoting and improving the efficiency of land use (7). Given that the main purpose of the policy is to propose sites to be allocated for the economic development, it has a neutral impact on the remainder of objectives. However, it is considered that the provision of employment floor space is likely to have a neutral effect as well in terms of promoting and maximising opportunities for safe and sustainable travel (4), but there would be the potential for development to improve road safety and opportunities for walking and cycling.
- 4.55. Transport: The policy seeks to encourage sustainable travel in order to achieve the goals of improving accessibility, enhancing economic vitality, protecting the environment, and promoting quality of life whilst minimising the impact on local transport networks and the strategic road network. Central to this policy is the recognition of the part that transport needs to play in adapting to climate change. This appraisal affirms the benefits to be derived from a sustainable transport network with a high likelihood of having a significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to enabling the provision of housing to meet identified need in sustainable locations (1), in improving health, safety and wellbeing and reducing inequalities (2), in promoting and maximising opportunities for all forms of safe and sustainable travel (4), in protecting and improving air, water and soil quality and minimising noise levels throughout West Berkshire (6) and in reducing emissions contributing to climate change as well as ensuring adaptive measures are in place responding to climate change (9).
- 4.56. Infrastructure requirements and delivery: The appraisal affirms the multi-functional benefits to be derived from providing high quality infrastructure in a timely manner and with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the infrastructure improving

health, safety and wellbeing and reducing inequalities (2), improving accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4), and in helping the district to tackle climate change (9). The policy also has a positive effect on the provision of housing (1), in as much as the policy actively looks to advantage residents of affordable housing that might not otherwise have as much access to services and facilities, and also those residents who are elderly or have special needs. The policy can be strengthened still further by supplementary information on local standards and the priority locations for different types of infrastructure.

- 4.57. Designated employment areas: The current balance in the market, the Council's Employment Land Review (ELR) indicates that existing office and industrial stock should be protected from other uses. The policy states that employment uses will continue to be focused within the District's Designated Employment Areas. The appraisal affirms that there would be a positive effect in terms of building a strong, diverse and sustainable economic base (10) particularly in terms of protecting the District's Designated Employment Areas from non-employment uses. It is considered that there is a significantly positive effect in terms of ensuring the District's employment land is used effectively and efficiently. This is similarly reflected as a positive effect against objective (7) in terms of promoting and improving the efficiency of land. The remainder are neutral but maximising opportunities for safe and sustainable travel (4) for business uses proposed outside the District's Designated Employment Areas is also considered neutral. This is because the policy precludes development which would result in a vehicular conflict with surrounding uses, and would only permit uses outside these areas where there is sufficient highway capacity.
- 4.58. Transport infrastructure: The policy expects travel activity generated by development to be supported through a range of infrastructure associated with different transport modes. The appraisal highlights the benefits of having a policy to guide the identification and development of new transport infrastructure to support new proposals for new development. The new policy provides a greater emphasis on developing safe and more sustainable forms of travel, such as Active Travel (2 & 4) and Public Transport (4) to help mitigate the transport demand arising from new development. The new policy also includes emphasis on wider environmental issues, such as climate change and the need to reduce greenhouse gas emissions (9) through the development of sustainable modes along with a need to provide infrastructure, such as electric vehicle charge points to support the uptake of zero emission vehicles (8) that will occur over the lifetime of the plan. The focus on improving sustainable modes and encouraging zero emission vehicles will in turn provide benefits relating to local air quality (6) and wider natural and built environment issues (5). The new policy will also ensure new transport infrastructure will also assist in informing the location of new residential developments (1) and improving the efficiency of land use (7). It will help to sustain and enhance West Berkshire's economic base by improving access to employment areas and town and village centres (10). The new policy will also improve accessibility by all modes to important community infrastructure, such as education and health (3).

4.59. Parking and travel plans: The policy stipulates that parking provision associated with development should ensure that all modes have the facilities they require in a balanced way. This appraisal affirms the benefits to be derived from sustainable parking and travel plans with a high likelihood of having a significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to enabling the provision of housing to meet identified need in sustainable locations (1), in improving health, safety and wellbeing and reducing inequalities (2), in promoting and maximising opportunities for all forms of safe and sustainable travel (4), in protecting and improving air, water and soil quality and minimising noise levels throughout West Berkshire (6) and in reducing emissions contributing to climate change as well as ensuring adaptive measures are in place responding to climate change (9). The policy is also strong in its support for improving accessibility to community infrastructure (3), in ensuring that the character and distinctiveness of the natural built and historical environments are conserved and enhanced (5), in promoting and improving the efficiency of land use (7), in reducing the consumption and waste of natural resources and the efficient management and use of land (8) and supporting a strong diverse and sustainable economic base that meets identified needs (10).

Table 14: SA findings for policies relating to fostering economic growth (2)

SA Objective	DC32: Supporting the rural economy	DC33: Redevelopment of previously developed land in the countryside	DC34: Equestrian / racehorse industry	DC37: Public open space	DC38: Promotion of FTTP (fibre to the premises)	DC39: Local shops, farm shops and community facilities
SA1: Housing	0	0	0	0	0	0
SA2: Health & inequality	0	0	+	++	+	0
SA3: Community infrastructure	+	+	0	+	++	++
SA4: Sustainable travel	0	+	0	+	0	++
SA5: Natural, built & historic environment	+	++	+	+	0	0
SA6: Water, air, soil, noise	0	0	0	0	+	0
SA7: Efficient land use	+	++	+	0	0	0
SA8: Natural resources	0	0	0	0	0	0
SA9: Climate change	0	0	0	+	0	0
SA10: Economy	++	+	++	0	+	+
<b>Overall effect</b>						

4.60. Supporting the rural economy: The policy is concerned with supporting the rural economy. In doing so, it has the most obvious effects on the sustainability objective concerned with supporting a strong, diverse and sustainable economic base (10). It also supports access to services for rural populations (3) by supporting business expansion and diversification in rural areas. The policy contains a number of criteria that all development relating to rural enterprise has to meet, thereby putting in safeguards against development which might be considered unsustainable in relation to the objectives of character and distinctiveness (5), the efficient use of land (7), thereby making a positive contribution to these objectives. The policy is

limited in its effects on the remaining objectives, having no particular provisions which affect these criteria. The policy therefore is considered to be neutral against these objectives.

- 4.61. Redevelopment of previously developed land in the countryside: The appraisal affirms the benefits of having a specific policy which advocates using previously developed land in the countryside for projects which contribute to the rural economy and the likely needs of the rural community. It highlights particular strength in the policy with regard to conserving and enhancing the character and distinctiveness of the environment (5); the promotion and efficient use of land, and ensuring that the type and amount of development is appropriate in its setting (7). In consideration of objective 5 the policy has a particular focus on protecting the character of the site and locality, seeking to ensure that the redevelopment is appropriate in its setting, including protecting heritage assets. This is why the policy is scored as having a significantly positive effect on this sustainability objective. In terms of objective 3 (community infrastructure) an overall positive score was given as proposals assessed under the policy would provide better access in rural areas to services and facilities, depending on the nature of the proposal, which is considered to have more of an effect on the sustainability objective than development of access to IT facilities. The policy is positive in seeking to promote safe and sustainable travel choices (4), taking into account the accessibility of the location; and in seeking to support a strong economic base (10), specifically in regard to strengthening the rural economy. Provision of housing to meet an identified need (1) is assessed as neutral, as this policy is directed to proposals benefiting the rural economy and community; and to improve the health, safety and wellbeing (2). Although, it is considered that the proposal will foster a sense of place and beauty, this does not present an aggregated positive impact on the objective when considering the other sub-objectives.
- 4.62. Equestrian/racehorse industry: The policy supports equestrian related development that will help to strengthen the rural economy, provide diversification opportunities for farmers and increase opportunities for people to enjoy the countryside in a sustainable way. In doing so, it has the most obvious effect on the sustainability objective concerned with supporting a strong, diverse and sustainable economic base (10). It also includes safeguards in relation to the impact of such development on the environment (5). In addition, requirements in the policy to ensure good access to tracks and bridleways supports the health objective (2) and that of safety in transport (4). A requirement to consider the reuse of buildings first contributes to the objective of efficient use of land (7). Since the policy is focused on a very particular type of development, it is considered to have a neutral effect on all other objectives.
- 4.63. Public open space: The policy sets out where new housing must provide for high quality public open space and recreational provision, both in terms of space and associated facilities / equipment. The policy performs well against the health, safety and wellbeing objective (2) and access to community infrastructure (3), as it requires public open space to be provided in all larger

developments, making such spaces accessible close to people's homes. Within that requirement, the policy includes provisions regarding the design quality of these spaces, expecting them to be attractive, multi-functional, inclusive and safe. The policy also requires that the spaces created should be safely accessible by sustainable modes, adding to the sustainable travel objective (4), and for the spaces to make a contribution to biodiversity net gain (5). Open spaces and the planting within them make a positive contribution to air quality (6) as well as to reducing and adapting to the effects of climate change. Being focussed specifically on the provision of public open space in new developments, the policy has no impact on a number of the sustainability objectives, namely those relating to the provision of housing (1), reduction of waste (8) and the economy (10), although even within these, some of the criteria may be noted as being somewhat positively affected by the policy (for example the attractiveness of the district to workers and inward investors under objective 10).

- 4.64. Promotion of FTTP: The policy is focussed on the narrow topic of broadband provision in new development and therefore has no effect on many of the sustainability objectives. It does however make a contribution to objectives relating to health & wellbeing (2), Accessibility to community infrastructure (3), amenity & pollution (6) and the economy (10). The policy requires the installation of the fastest viable broadband connection in new residential and commercial development. This will help to reduce inequalities of broadband access, which in turn will make a contribution to wellbeing through better access to facilities and services and to economic opportunities. Well connected homes and businesses will increase the attractiveness of the West Berkshire as a place to live and do business. Well connected homes make working from home a more viable option, making more efficient use of employment land, and reducing the need to travel, which in turn may improve air quality. One possible negative effect has been identified against the sub-objective of reducing the use of minerals (8) (d), since broadband requires the use of mineral resources for its cabling.
- 4.65. Local shops, farm shops and community facilities: The policy gives support to the provision and retention of shops, services and facilities close to where people live. In doing so, it supports the sustainability objectives of easy access to community infrastructure (3) and sustainable forms of travel (4), and thereby makes a small contribution to air quality also (6). While the protection element of the policy could be considered restrictive for business, and therefore negative against the economy objective (10), however, on balance, maintaining good access to services helps make the settlements more attractive places for people to live, and supports their vitality, all contributing to a strong economy.

## 5. Sustainability Appraisal findings for the emerging Draft Local Plan Site Options

- 5.1. A total of 50 sites have been appraised. Of those, 44 are just residential; 2 are Gypsy and Traveller and Travelling Showmen sites; 4 include mixed use (residential and employment land at NEW3 (RSA1), GRE8 (SP16) in Newbury, THA20 (SP17) Thatcham and HSA22 (RSA27) in Compton. The detailed appraisals can be seen in **Appendix 5**. A visual summary of the SA findings for all the site options is presented in **Table 15** below. They are set out in the Appendix in the same order as Table 15. All are assessed as having a predominantly neutral effect, except the two strategic sites which are expected to have a significantly positive effect on sustainability and the Kennet Centre in Newbury which is assessed as positive. The numbers in brackets in the paragraphs below refer to the relevant SA objective.
- 5.2. At Sandleford, Newbury and North East Thatcham the effect is assessed as significantly positive due not least to the provision of a high number of new homes (1) the scale of which affords more access to community infrastructure (3) and improvements in health and wellbeing (2), for instance in the form of new educational and health facilities. Additionally, the provision of land for industrial and employment uses will help sustain the local economy and vitality of Newbury and Thatcham town centres (10). The focus on these two urban areas capitalises on the positive effects of providing different modes of sustainable transport and travel (4) particularly with regard to improvements to the cycling and walking network, and to reduce emissions (9). However, the fact of development being large scale is likely to increase traffic which will require mitigation from the impacts on air and noise (6) quality particularly along busy trunk roads. The size of development proposed also provides opportunities to provide and improve green infrastructure and the ability to use energy efficient design and technology will promote the efficient use of scarce resources (8) and land (7).
- 5.3. Of the non-strategic sites, forty-seven of the 48 sites considered for meeting the housing need (1) are assessed as having a positive effect. These represent the distribution that will support delivery of new homes across all the spatial areas in the District and outside of the strategic sites in Newbury and Thatcham. One site is assessed as having a negative effect due to the small scale and no affordable housing being provided. For the provision of specialised housing, thirty eight out of 48 is assessed as neutral. The two Gypsy and Traveller sites are assessed as significantly positive and the remainder as positive in providing a range, of care home accommodation, custom built or social rented housing, or affordable single person accommodation for the racehorse industry.
- 5.4. The effect of sites on health and wellbeing (2) is predominantly positive. Forty two of the 50 sites positively support active lifestyles and green infrastructure but is neutral or uncertain with respect to effects on crime and behaviour and the effect on green infrastructure is largely neutral. This is likely because it is so dependent on the quality of provision which will be controlled by the range of development management policies in the LPR. .

- 5.5. Forty out of 50 sites are assessed as having at least a positive effect on supporting good access to services and facilities (3) although the proportion is notably higher in the urban areas of the east and in the rural service centres where community infrastructure is likely to be more readily available. The effects are wholly neutral in terms of sites supporting access to digital technology though collectively one would expect the impact to be more positive in justifying investment in infrastructure in the long run.
- 5.6. With regard to sustainable travel (4), for all of the sites the effects on accidents and safety generally from traffic are assessed as neutral or uncertain. In increasing opportunities for walking, cycling and public transport, thirty out of 50 sites have a positive effect except one site in Newbury where the effect is expected to be significantly positive with proposals for improved pedestrian access and extension of speed limits. One site at Enborne is negative due its distance from a bus stop and lack of pedestrian accessibility. The effect is neutral for the remainder which are largely located in the more rural villages of the AONB.
- 5.7. The majority effect from sites on the natural, built and historic environment (5) is neutral. Negative effects on landscape character from 4 sites are recorded due largely to the erosion of the settlement pattern or the scale and intensity of development or the cumulative impact of development on sensitive landscapes and/or their setting. The effects on biodiversity from 14 sites are uncertain mainly due to the proximity of designated wildlife sites and/or possible presence of protected species requiring further survey. There are no identified negative effects on biodiversity at this stage of assessment. Similarly, there are 10 sites where their effect on heritage assets is uncertain principally due to the proximity of archaeological interest or historic building which requires further desk based study or investigation.
- 5.8. The effect on air, soil, water quality and noise levels (6) is predominantly neutral, particularly so in their effect on soil and water quality. There is a higher degree (15 out 50 sites) of uncertainty over effects on air quality with the main reasons cited as continued dependency on car use in rural locations, the location of the development within a site and the proximity to main roads. The proximity of sites to major roads such as the M4, A4 and A34 and to Air Quality Management Areas are principal reasons for eight sites having negative effects on air quality. Similarly, noise levels are assessed as uncertain or negative due to proximity to roads. The uncertainty (7 out of 50) over effects to soil quality pertain to possible risk of contamination from previous uses such as brick or sewage works. And the uncertainty over effects on water quality (5 out of 50 sites) relates to the sites being within Source Protection Zones or nearby sewage treatment works or possible contaminated land which would require further investigation.
- 5.9. Five sites are located on developed or previously developed land (7). The remainder have a negative effect due to the proposed use of greenfield. All sites bar one are assessed as positive with respect to applying the appropriate density of development to make the most efficient use of the

land. The exception concerns density of development being out of character with the existing lineal form of the settlement and the rural location.

- 5.10. All sites are assessed as offering opportunities to incorporate energy efficiency (8) measures using renewable energy and new technologies. The effects on objectives to reduce water consumption, waste and mineral consumption is largely neutral. There is a degree of uncertainty in relation to the capacity of the water supply network to support a small number of developments that would need further investigation and possible upgrade in advance. Similarly, there is uncertainty on 20 sites regarding underlying mineral deposits that will need investigation to assess mineral sterilisation issues and possible safeguarding measures. These are mainly in the east at locations such as Theale, Burghfield and Tilehurst.
- 5.11. All but three sites should support the adoption of low carbon technologies and help improve resilience to climate change (9). Where development is close to major roads mitigation will be required through the application of sustainable transport strategies and travel planning to encourage alternative modes of transport. Thirty six of the 50 sites are assessed as having a neutral effect with respect to risk of flooding. Six are positive. The two recorded as having a negative impact have areas that are within flood zone 3 and suffer risk from surface water flooding or high groundwater levels. Uncertainty exists at other sites where there are some records of surface water flooding and high ground water preventing infiltration therefore, further information is required to fully assess the flood risk and mitigation.
- 5.12. The effects of the vast majority of sites in relation to supporting a strong, diverse and sustainable economy (10) in the District is neutral. In particular housing development is commonly assessed as contributing towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business. Positive effects are expected from three sites; in Newbury which provide for employment land principally, and at Thatcham where it is identified that the most sustainable way for town to secure additional infrastructure is for strategic housing development to occur which will improve the potential to support the commercial centre and provide additional workforce and customers.

Table 15: Summary of SA findings for sites by spatial area and settlements

SA objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10																	
<b>Newbury and Thatcham</b>																											
Site ID	Strategic residential sites																										
GRE8 (SP16)	++	+	++	?	++	++	+	?	++	+	0	0	0	-	0	?	-	+	+	+	?	0	+	+	0	0	0
THA20 (SP17)	++	++	++	?	++	++	+	?	++	++	0	0	0	-	0	?	-	++	++	++	?	0	+	+	+	+	+
<b>Newbury and Thatcham</b>																											
Newbury																											
NEW3 (RSA1)	+	0	+	0	0	+	0	0	++	0	+	0	+	?	+	0	++	++	+	0	?	+	+	0	++	+	+
HSA1 (RSA2)	+	0	+	0	0	+	0	0	+	0	+	0	0	0	0	0	+	+	+	0	0	?	+	0	0	0	0
HSA2 (RSA3)	+	0	+	0	+	+	0	0	+	?	+	?	?	?	0	?	-	+	+	0	?	+	+	0	0	0	0
HSA3 (RSA4)	+	0	+	+	+	+	0	+	+	+	0	0	0	0	0	0	-	+	+	0	0	0	+	+	0	0	0
GRE3	+	0	+	0	+	+	0	?	0	?	-	-	-	0	0	0	-	-	+	0	0	?	+	0	0	0	0
GRE6 (RSA5)	+	0	+	0	+	+	0	0	0	?	0	0	-	0	0	0	-	+	+	0	0	0	+	?	0	0	0
GRE10	+	0	+	0	+	-	0	0	+	?	-	0	0	0	0	0	-	+	+	0	0	?	+	0	0	0	0
NEW1	+	0	+	?	0	+	0	0	+	0	0	0	+	0	+	0	++	+	+	0	?	+	+	--	++	+	+
HSA4 (RSA6)	+	0	+	0	+	+	0	0	+	0	0	0	-	0	0	0	-	+	+	0	0	?	+	0	0	0	0
SCD4	+	0	+	0	+	+	+	?	0	+	?	?	?	0	0	0	-	+	+	0	0	0	+	0	0	0	0
Thatcham																											
HSA5 (RSA7)	+	0	+	0	+	+	0	0	+	?	0	0	-	?	?	?	-	+	+	0	0	?	+	?	0	0	0
THA9	+	0	+	0	+	+	0	0	+	+	?	0	?	0	0	0	-	+	+	0	?	0	+	0	0	0	0
Cold Ash																											
HSA6 (RSA8)	+	0	+	0	+	+	0	0	0	?	0	?	0	0	0	?	-	+	+	0	0	0	+	?	0	0	0
HSA7 (RSA9)	+	0	+	0	0	+	0	0	0	0	0	0	0	0	?	?	-	+	+	0	0	0	+	0	0	0	0
CA12	+	0	+	0	+	+	+	?	+	+	?	?	?	0	0	0	-	+	+	0	0	0	+	0	0	0	0
CA15	+	0	+	0	+	+	0	?	+	+	?	0	?	0	0	0	-	+	+	0	0	0	+	0	0	0	0
CA16	+	0	+	0	+	+	+	?	+	+	+	?	?	0	0	0	-	+	+	0	0	0	+	+	0	0	0
CA17	+	0	+	0	+	+	+	?	+	+	?	?	?	0	0	0	-	+	+	0	0	0	+	0	0	0	0
Enborne																											
TS2 (RSA33)	0	++	+	+	0	+	0	?	-	0	0	0	0	0	0	0	-	+	+	0	0	0	0	-	0	0	0

SA objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10																	
<b>Eastern Area</b>																											
Tilehurst																											
HSA9 (RSA10)	+	+	+	0	0	+	0	0	+	0	0	0	0	0	0	0	-	+	+	0	0	?	+	0	0	0	0
HSA10(RSA11)	+	0	+	0	0	+	0	0	+	0	0	0	0	0	0	0	-	+	+	0	0	?	+	0	0	0	0
Purley-on-Thames																											
HSA11(RSA12)	+	+	+	0	+	+	0	0	+	0	0	0	0	0	0	0	-	+	+	0	0	0	+	0	0	0	0
Calcot																											
HSA12(RSA13)	+	0	+	0	+	+	0	0	+	0	+	0	-	0	0	0	-	+	+	0	0	?	0	0	0	0	0
HSA13(RSA14)	+	0	+	0	+	+	0	0	+	0	+	0	-	?	0	0	-	+	+	0	0	0	0	0	0	0	0
Theale																											
HSA14(RSA15)	+	0	+	0	+	+	0	0	+	0	0	0	0	0	0	0	-	+	+	0	0	0	+	?	0	0	0
THE1 (RSA16)	?	+	+	0	+	+	0	?	+	?	0	0	-	-	?	0	-	+	+	0	0	?	+	?	0	0	0
THE7 (RSA17)	+	0	+	0	+	+	0	?	+	?	0	0	-	-	-	0	-	+	+	0	0	?	+	?	0	0	0
Burghfield Common																											
HSA15(RSA18)	+	0	+	0	+	+	0	0	+	0	+	0	0	0	0	0	-	+	+	0	0	?	+	0	0	0	0
HSA16(RSA19)	+	0	+	0	+	+	0	0	+	0	+	0	0	0	0	0	-	+	+	0	+	?	+	0	0	0	0
SUL1	+	+	+	0	+	+	0	0	+	?	+	?	0	0	0	0	-	+	+	0	0	?	+	0	0	0	0
Aldermaston																											
TS1 (RSA32)	0	++	+	+	0	+	0	?	0	0	0	0	0	0	0	0	+	+	+	0	0	-	0	0	0	0	0
Woolhampton																											
MID4 (RSA20)	+	0	0	0	+	+	0	0	+	?	0	0	?	?	0	0	-	+	+	0	0	0	+	0	0	0	0
<b>North Wessex Downs AONB</b>																											
Hungerford																											
HSA18(RSA21)	+	0	+	0	+	+	0	0	+	+	0	0	0	0	0	0	-	+	+	0	0	0	+	0	0	0	0
Lambourn																											
HSA19(RSA22)	+	+	+	0	+	+	0	0	0	0	+	0	?	0	0	0	-	+	+	0	0	0	+	0	0	0	0
HSA20(RSA23)	+	0	+	0	+	+	0	0	0	+	+	0	?	0	0	0	-	+	+	0	0	0	+	0	0	0	0
Bradfield Southend																											
HSA22(RSA24)	+	+	0	0	+	0	0	0	0	+	+	0	?	0	0	?	-	+	+	0	0	?	+	0	0	0	0
BRAD2	+	0	0	0	+	0	0	0	0	+	?	0	0	0	0	0	-	+	+	0	?	0	+	0	0	0	0
BRAD3	-	-	0	0	+	0	0	0	0	+	?	0	0	0	0	0	-	+	+	0	?	0	+	+	0	0	0
BRAD5(RSA25)	+	0	0	0	+	0	0	0	0	+	?	0	0	0	0	0	-	+	+	0	0	0	+	0	0	0	0
BRAD6	+	0	0	0	+	0	0	?	0	+	-	0	0	0	0	0	-	+	+	0	?	0	+	0	0	0	0

SA objective	SA1		SA2		SA3		SA4		SA5			SA6		SA7		SA8		SA9		SA10							
Chieveley																											
CHI23 (RSA26)	+	0	+	0	+	+	0	0	0	?	+	?	?	?	0	?	-	+	+	0	0	0	+	+	0	0	0
Compton																											
HSA22(RSA27)	+	+	+	0	+	0	0	0	0	+	+	+	0	0	?	0	+	+	+	?	0	+	+	0	0	0	0
Great Shefford																											
GS1 (RSA28)	+	0	0	0	+	0	0	0	0	+	?	0	0	0	0	0	-	+	+	0	?	0	0	0	0	0	0
Hermitage																											
HSA24(RSA29)	+	0	+	0	+	0	0	0	0	0	+	0	0	0	0	0	-	+	+	0	0	?	+	0	0	0	0
HSA25(RSA30)	+	0	+	0	+	0	0	0	0	0	+	0	0	0	0	0	-	+	+	0	0	?	+	0	0	0	0
Kintbury																											
KIN3	+	0	0	+	0	+	0	0	0	?	+	?	?	0	?	0	-	+	+	0	0	?	+	0	0	0	0
KIN4	+	0	+	0	0	+	0	0	0	?	-	?	?	0	?	0	-	-	+	0	0	?	+	0	0	0	0
KIN6 (RSA31)	+	0	+	0	+	+	0	0	0	?	+	0	?	?	?	0	-	+	+	0	0	?	+	0	0	0	0

## **6. Consultation**

- 6.1. This is an interim Sustainability Appraisal of the West Berkshire Local Plan Review and is available for consultation alongside the LPR document between 11 December 2020 and 5 February 2021.
- 6.2. Following the consultation, the findings of the SA will be considered with respect to the comments received and any further evidence forthcoming in the meantime. The next iteration of the West Berkshire Local Plan Review will be accompanied by a full SA.

## Appendix 1

### Consultation responses on SA Scoping Report 2018

Number of responses received: 207

#### **Summary of responses:**

There was an overall consensus that the baseline information was adequate with some exceptions relating to the age of some data and the paucity of data on green infrastructure, tourism and recreation, and the racehorse/equestrian industry. There were many useful suggestions to tighten up the evidence.

Overall there was general agreement with the key sustainability issues and objectives identified. A number of refinements were suggested from statutory bodies and 'tourism' proposed as an addition. Ranking the objectives was not seen as helpful. There was some overlap with the issues raised under the Local Plan Review scoping report, including:

- the timescale of the Review;
- the justification for any large scale development to the south of Reading;
- an endorsement of cross boundary working;
- favouring large site allocations in and around urban areas as the most "sustainable locations" and in contrast;
- the benefits of allocating smaller sites adjacent to smaller sized settlements as a potential strategy for aiding housing delivery and supporting sustainable development in rural areas;
- the need for a settlement boundary review;
- a greater commitment to fulfil the unmet housing need from neighbouring authorities, especially Reading;
- the need for an overall vision to provide context and sense of direction;
- the weight to be given to the draft and final versions of the revised NPPF;
- the need to present housing numbers by spatial area;
- the provision of housing for younger people and affordable housing;
- the provision of necessary infrastructure with the developments, including implications of electric/zero carbon technological developments.

**Q1: Are there other relevant policies, plans, programmes, and sustainable development objectives that will affect or influence the West Berkshire Local Plan Review?**

Number of responses received: 21

Respondent	Summary of Response	Council Response
Julian Worth	<p>Stronger links need to be made with the Minerals &amp; Waste Local Plan as this covers important and potentially disruptive issues such as extraction, which impact significantly on the subjects considered in the Local Plan, notably landscape and water. In general, extraction in new areas should be opposed - alternative sources of aggregates are available, notably through the Theale rail depots, and despoilation of West Berks can be avoided by making greater use of these alternatives</p>	<p>These issues are addressed by the Minerals and Waste Local Plan that is in preparation, which includes objectives for sustainable locations with respect to flooding and the avoidance of harm to the North Wessex Downs AONB, Scheduled Monuments, Special Areas of Conservation and other interests of acknowledged importance. The Scoping Report for the Local Plan Review, similarly includes sustainability objectives for the protection and conservation of landscape and water amongst others.</p>
Stratfield Mortimer Parish Council	<p>The initial section of the consultation document identifies key issues relevant to West Berks and goes on to give the Sustainability Appraisals (SA) objectives. However the key issues seem to be a mix of trends, such as an ageing population, and desirable outcomes, such as maintaining vitality of town and village centres. Should they not be one or the other? Should they not all be existing or expected problems or opportunities? Even a wording change would at least give consistency. For instance.....The continuing threat posed to town and village centres by changes in social attitudes.... as opposed to the existing ... Maintaining vitality of town and villages centres.....</p> <p>Irrespective of the above, it is considered that the changes likely to be brought about by automation and AI, for example, are a key issue both in the physical changes they will bring as well as the social change that is expected as a result. One of those social changes could be the erosion of community spirit in the towns and villages of West Berks if identified trends in behaviour continue. This is also considered a key issue.</p>	<p>Trends and outcomes are not incompatible with issues that those trends and outcomes indicate.</p> <p>Appendix 2 of the report includes reference under each topic heading to "Future Trends" so far as evidence can support. Text to acknowledge the potential impact of future technological innovation has been added to the Main</p>

Respondent	Summary of Response	Council Response
	<p>The examples above illustrate a wider point that the whole analysis seems to rest on an examination of existing policies and information describing the present situation. It is felt very strongly that likely future trends and developments should be considered just as, if not more than, important than the existing situation.</p> <p>As far as the objectives are concerned it could be argued that some of them are contradictory but this may well be intentional and acceptable. For example, to promote the opportunity for travel may contradict the aim of conserving and enhancing the natural environment.</p> <p>Of more significance is the objective of promoting and maximising opportunities for all forms of safer and sustainable travel. Surely in sustainability terms should not the first action be to minimise the need to travel? Only when a trip is necessary should it be safe and sustainable. Similarly should not the objective about emissions start off with eliminating the need for unnecessary emissions before going any further?</p>	<p>Report and under “Economy” in Appendix 2 baseline information .</p> <p>There are tensions and complementarities between objectives that require to be considered in the round. For instance, putting housing in more sustainable locations, having schools and GP surgeries within limited distances, increasing opportunities for walking, cycling and use of public transport – are all part of the sustainability equation to reduce the need to travel.</p>
Carter Planning for Mr RLA Jones	None	Noted
Burghfield Parish Council	Not that we are aware of.	Noted
Burghfield NDP Steering Group	Not that we are aware of.	Noted
Planning Advisor, North Wessex Downs AONB	Failed to acknowledge AONB management Plan which WB have signed up to and forms part of their development plan. Need to now include the Governments 25 year Environment Plan and proposed amendments to the NPPF.	AONB Management Plan is already included. Reference to 25 year plan and NPPF update added to Appendix 1 (Appendix 3 in Reg 18 consultation December 2020).
Turley Associates for North East Thatcham Consortium	<p>These representations are provided jointly and severally on behalf of the North East Thatcham Consortium (“the Consortium”) in response to the Local Plan Review to 2036 Sustainability Appraisal Scoping Report.</p> <p>Alongside these representations, comments have also been submitted in response to the associated Local Plan Review to 2036 Scoping Report.</p> <p>The North East Thatcham Consortium comprises A2Dominion; Donnington New Homes, Ptarmigan and Gully Farm and these representations are made jointly and severally on behalf of the Consortium members.</p>	

Respondent	Summary of Response	Council Response
	<p>The Consortium have reviewed Appendix 1 of the SA Scoping report and would recommend that the following policies, plans and programmes be reviewed and their respective requirements/ recommendations be incorporated for incorporation within the SA:</p> <ul style="list-style-type: none"> <li>The draft revisions to the National Planning Policy Framework (NPPF). <a href="https://www.gov.uk/government/collections/national-planning-policy-framework-and-developer-contribution-consultations">https://www.gov.uk/government/collections/national-planning-policy-framework-and-developer-contribution-consultations</a></li> </ul> <p>At the end of Appendix A and on Page 12 of the SA Scoping Report are a summary of the key sustainability objectives/ issues emerging from the review of relevant policies, plans and programmes. The Consortium considers that the following objectives should be presented or amended to inform the SA process and Local Plan Review:</p> <ul style="list-style-type: none"> <li>Conserve and enhance wildlife habitats and species <i>or where possible secure net overall gain where development is needed to satisfy other objectives.</i></li> <li>To improve educational standards and access to educational facilities <i>in line with the growth in local communities.</i></li> <li>The need to provide for new community infrastructure such as primary and secondary schools to meet current and projected demand.</li> <li>Maintaining the vitality of town and village centres <i>through the allocation of new housing and employment land in the most sustainable locations.</i></li> <li><i>The need to tackle areas of deprivation in Thatcham and Newbury in the context of a relatively affluent local authority area.</i></li> </ul>	<p>Inclusion after publication in Summer 2018 For now reference to consultation document has been added to Appendix 1 under current NPPF entry.</p> <p>The conservation and enhancement of wildlife habitats and species are subject to legislation and therefore do not fit an 'either/or' test.</p> <p>Added text "...and facilities" to Objective 3 education sub-objective.</p> <p>The remaining objectives are included in the SA objectives proposed within the SA main scoping report and need to be read individually and in combination as many are mutually supportive.</p>
Woolf Bond Planning for Donnington New Homes	We agree that the suggested list of relevant policies, plans, programmes, and sustainable development objectives are appropriate.	Noted.
Historic England	<p>In Appendix 1: List and Review of Relevant Plans, Programmes and Strategies reference should be made to the 2016 Culture White Paper. "Conserving and enhancing the historic environment" is a key objective of the NPPF.</p> <p>We welcome the identification of the Historic Environment Character Zoning and Historic Environment Action Plan in Appendix 1. Other relevant background documents for the historic environment should ideally be specified in the text e.g. the West Berkshire Historic Environment Record, the West Berkshire Historic Landscape Characterisation, Conservation Area Character Appraisals, any archaeological studies etc.</p>	<p>Reference added to Appendix 1.</p> <p>These are technical documents at a level that is considered too detailed to be included in Appendix 1. Some hyperlinks are included in the baseline text in Appendix 2.</p>

Respondent	Summary of Response	Council Response
<p>Pegasus Planning Group for Donnington New Homes</p>	<p><i>Response relates to land adjacent to Long Lane, Newbury</i></p> <p>The National Planning Policy Framework Draft text for consultation will affect and influence the West Berkshire Local Plan Review. This is a new version of the National Planning Policy Framework (2012), which was published on the 5th March 2018, after the Sustainability Appraisal Scoping Report was released.</p> <p>The Draft Revised NPPF alters national planning policy in several key areas, and this will need to be reflected in the Local Plan Review, as the Local Plan to 2036 has to be consistent with prevailing national planning policy. The key area which will need reviewing is the methodology for calculating Objectively Assessed Need (OAN) for new housing in the Borough. Site allocations will also need to be reviewed so that all those allocated are consistent with the aims and objectives contained within the new national planning policy.</p> <p>Reading Borough Council published its Pre-Submission Draft Local Plan on the 30th November 2017. It includes a new calculation of housing need for the Borough, and policy on the mix and tenure of new dwellings. Policy H1 states that:</p> <p>“Provision will be made for at least an additional 15,433 homes (averaging 671 homes per annum) in Reading Borough for the period 2013 to 2036. The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 644 dwellings that cannot be provided within Reading will be met over the plan period.”</p> <p>Paragraph 4.4.12 states that:</p> <p>“Reading is likely to provide a significantly greater proportion of smaller dwellings than its neighbours in the Western Berkshire HMA. This may mean that some rebalancing across the HMA is appropriate, with other authorities potentially providing a greater proportion of larger family accommodation.”</p> <p>This demonstrates that Reading will require some of its housing need to be met by other authorities within the HMA. Where other authorities are meeting this need, it should be in the form of larger family dwellings. The objectives should therefore recognise the important role that West Berkshire has in meeting the needs of households not accommodated in Reading, or other parts of the HMA.</p>	<p>Inclusion after publication in Summer 2018 For now reference to consultation document has been added to Appendix 1 under current NPPF entry.</p> <p>Noted for policy formulation.</p>
<p>Archaeology Team West Berkshire Council</p>	<p>SEA/SA Objective 5 “To ensure that the character and distinctiveness of the natural, built and historic environment is conserved and where possible, enhanced” would be better split into the natural and historic (built being part of this). This was the advice given by Historic England (There is a danger that conflating the two could mask effects on one or the other) and we would echo this. Though the two elements are intertwined, there are different evidence bases for them, as well as legislation and planning guidance.</p>	<p>Where a number of topics have objectives in common such as ‘character and distinctiveness’ and ‘conserve and enhance’ here then they have been include in a headline objective. However each have their</p>

Respondent	Summary of Response	Council Response
	<p>Missing from the policies is the Culture White Paper 2016 – should go under National, key objectives were  “Culture can be used in place-making, cultural attractions are the most commonly mentioned factor in terms of what makes the UK an attractive place to visit, the power of culture can drive economic growth, education and wellbeing”  Should the emerging Vision 2036 be mentioned under Plans?  ie  <b>Vision 2036</b>  West Berkshire in 2036 where</p> <ol style="list-style-type: none"> <li>1. everyone benefits from a thriving economy.</li> <li>2. residents get the housing they need.</li> <li>3. individuals and communities are enabled to fulfil their potential.</li> <li>4. everyone experiences good health and wellbeing and where people are able to age well.</li> <li>5. the local environment is treasured and protected for future generations to enjoy.</li> </ol>	<p>separate clear sub-objectives and indicators</p> <p>Reference added to Appendix 1.</p> <p>Emerging policies and documents have not been included as such as it pre-supposes no change before publication which would be premature.</p>
Public Transport Team, West Berkshire Council	<p>No, I believe that through reviewing established plans such as the Local Transport Plan and related Implementation Programme, the assessment that has culminated in this Sustainability Appraisal Scoping Report has identified the key issues at a local level. In addition the document highlights the context of the National Planning Policy Framework and the Housing White Paper (2017), while also referencing in the Appendix 1 the wider global and EU policy context. The SA Assessment also flags considerations in terms of possible impact on sections of the community and on the environment, which it’s noted will be subject to detailed impact assessments.</p>	Noted.
Mr Francis Connolly	<p>Policies and proposals of neighbouring authorities, particularly Reading and Wokingham. Regional and sub regional transport plans and proposals including airports and rail.</p>	<p>Appendix 1 includes reference to the West Berkshire Local Transport Plan 2011-26 which highlights the need to work cross boundary in partnership with neighbouring authorities and other organisations. Text has been added to the section on the LTP to highlight this key need.</p>
Mr Ian Campbell	<p>There is one critical objective, which can only be achieved though the pursuit of sustainable policies, which is not explicitly stated in the February 2018 draft Local Plan. As there is no</p>	<p><i><u>Note that this stage is looking at the scope of the Review only. The draft</u></i></p>

Respondent	Summary of Response	Council Response
	<p>evidence in this Local Plan that the intended future supply of new homes will return house prices to affordable levels, what other steps will be taken by the Council which guarantee to return house prices to their historic, equilibrium levels? ? Or is this not seen to be an objective of the Local Plan? If so the intention to penalise the next generation is omitted. Is this cut in their living standards fair to the next generation?</p> <p>AN OMISSION. There is a housing crisis in West Berkshire, in the Thames Valley and in much of the south east of England. It is now high on the agenda of this Government and the official opposition in Parliament. There is, in Westminster a consensus that many more homes must be built. Due to supply shortages house prices in popular areas are far too high. But the fact that the remedy lies in hands of the council through this Local Plan is not acknowledged. Denial of this consequence is timid. Without this candour, together with a solution, the Local Plan cannot be sustainable.</p> <p>It is clear from Ministerial and Prime Ministerial statements the Government sees the current planning system, possibly including this Local Plan to be part of a general planning failure. BROKEN? The crisis can be quantified with simplicity. Throughout most of the Thames Valley, including West Berkshire, the ratio of salaries to house prices is now about 12:1. A generation ago they were below 3:1. As house prices go up if their supply is restricted this dramatic deterioration in affordability is evidence of the consequences of several decades of restrictions on the supply of local house building land. Housing policies have progressively moved wealth from the have nots to the haves. By most planners and politicians the consequence of restricting supply was either not foreseen or was deliberately ignored. As a policy approach it is not sustainable. The system, the Government says, is broken. West Berkshire Council seems unaware this is so.</p> <p>WHO SAID WHAT. The following eight quotations chart the story of a broken housing market in the Thames Valley. In the eighties and nineties Berkshire County Council tried to slow down growth. In consequence it failed to plan far enough ahead. This is when the collapse in sustainability began.</p> <p>“The regional planning group (SERPLAN) is proposing what I believe is an unacceptable level of new housing in Berkshire. The task of the forthcoming consultations will be to moderate this, and yet not leave the county open to challenge.” (Coun. Phillip Houldsworth, Chairman of Berkshire County Council Environment Committee, December 1990)</p> <p>“There is widespread resistance to continuing development in many parts of the region. That resistance is informed, politically potent, and increasingly effective”. (South East Regional Planning, SERPLAN, 1990)</p>	<p><u>revised Local Plan and policies have yet to be produced.</u></p> <p>The guarantee requested is beyond the scope of a local plan sustainability appraisal as house prices are a product of variables many of which are outside the sphere of influence of the Local Plan. The basis for the Plan here will be the Berkshire SHMA and its objectively assessed need (OAN) for housing of all types and sizes before finalising figures during the planning process, including any changes in methodology for OAN. The SHMA included a review of house prices and their rates of change, and projections of trends based on demographics, employment trends, market signals and the need for affordable housing.</p> <p>Objective 1 of the SA scoping report objectives and Objective B of the Local Plan Review Scoping Report objectives, acknowledge and address the role of the Local Plan Review to 2036 with regard to housing provision.</p> <p>Noted.</p> <p>Noted</p>

Respondent	Summary of Response	Council Response
	<p>“It is commonly said that Berkshire suffers from the problems of success. In these circumstances it is natural to wonder what local government in general, and the County Council in particular, can do to make sense of these fast moving changes and plan for the future with any hope of success.”</p> <p>Foreword by R.H.Clarke, Director of Highways and Planning. Towards 2000; Shaping the Future of Berkshire. Berkshire County Council Dept. Of Highways and Planning; February 1990)</p> <p>“Historically, house prices in the South East, including Berkshire, have been high in relation to other regions in the UK. The Halifax Building Society estimate that in the fourth quarter of 1990 the average price of all houses in South East was £88,936-33% above average prices in the UK as a whole (£66,811). Yet average annual incomes in Berkshire were only 10% to 18% higher than UK equivalents. This implies that Berkshire’s residents will need to devote a higher proportion of their income to house purchase than the national average.</p> <p>As financial institutions will only generally lend between 2.25 and 3 times the annual household income, this suggests that households other than those on above incomes, or with substantial savings, will have difficulties in meeting the cost of house purchase in Berkshire.” ( A New Strategy for Berkshire; The Structure Plan Review: Background Paper. Population and Housing; para’s 35/36. March 1991)</p> <p>“Under provision of housing and a growing rate of household formation will result in labour shortages and a rapid increase in house prices. These impose a penalty on wage earners, whose net disposable income will be reduced as a growing percentage of their family budget is allocated to increasingly expensive accommodation. Good news for existing home owners, whose equity will increase, but rough justice for the next generation of home owners and the socially disadvantaged, unable to compete in the market place.”</p> <p>(Campbell Gordon, Prosperity at Risk, June 1992)</p> <p>“Our broken housing market is one of the greatest barriers to progress in Britain today. Whether buying or renting, the fact is the housing is increasingly unaffordable for ordinary working class people who are struggling to get by... We need to build many more houses, of the type people want to live in, in the places they want to live.</p> <p>To do so requires a comprehensive approach that tackles failure at every point in the system.”</p> <p>(Forward by Prime Minister in February 2017 White Paper, ‘Fixing up broken housing market’; DCLG)</p> <p>“ Soaring prices and rising rents caused by a shortage of the right homes in the right places has slammed the door of the housing market in the face of a whole generation.”</p> <p>(Foreword in the same white paper by the Secretary of State for Communities and Local Government; February 2017)</p>	

Respondent	Summary of Response	Council Response
	<p>“The truth is that for, nearly 20 years, Governments of all parties and politicians of all stripes have failed to build enough new homes to meet the housing needs of our fellow citizens. We have done that even though almost every single one of us in this House knows that happy feeling of living in a home we own. In all our constituencies, for huge numbers of people we represent, the dream of home ownership has turned into a tantalising mirage-a nightmare which they can never hope to get out of. We have failed through a combination of cowardice, complacency, laziness and incomprehension.” (Nick Boles, MP and previous Housing Minister; Housing, Planning and Green Belt debate, House of Commons, 6 February 2018)</p> <p>MORE OMISSIONS There are other sustainable objectives that are also ignored in this Local Plan. What happens at the end of the Plan period? After 2036 where will new homes go after that? The Plan is silent.</p> <p>IS THERE A THREAT? The Government is committed to protecting the Green Belt. Other protected areas such as AONB, flood plains, and SSI’s are also likely to remain protected in the very long term. Which suggests the remaining unprotected land is suitable for housing in the long term. The Plan does not say so. Residents ought to be told some, perhaps a great deal of West Berkshire’s unprotected open countryside will eventually have to be built on, but when, where and how much being are the key issues this Local Plan fails to address. The omission is shortsighted.</p> <p>OVERSPILL There is a growing overspill problem. Reading has an overspill problem because it lacks land which is recognised by West Berkshire in the West Berkshire Spatial Framework. This is a step forward. Slough too has the same problem. Slough Council proposes a major urban extension to the north onto green belt land in adjoining council areas which those councils oppose. In east Berkshire the Duty to Cooperate is failing. West Berkshire has plenty of unprotected land. Does it also have a Duty to Cooperate with Slough Council as it has plenty of unprotected land? The Plan is silent.</p> <p>London has the same overspill problem. So too has the County of Surrey, which although mainly a dormitory area, about 90% of Surrey land is protected. Where will Surrey’s overspill go in the future, after the current local plans expire? North and east Hampshire are obvious locations if Surrey’s future population growth will be located close to Surrey. North Hampshire adjoins West Berkshire. Is West Berkshire talking to Hampshire councils about long term, highly sustainable new settlement solutions? If not, why not?</p> <p>London’s overspill problems are unique. They are now active topics for those who look ahead. See for example ‘Next-door Neighbours- collaborative working across the London boundary’; Centre for London and Southern Policy Centre., January 2018. West London’s overspill</p>	<p>Local Plans must be deliverable within the chosen time period. Levels of uncertainty and unforeseen events increase over time, indeed the proposed new NPPF requires local plan policies to be reviewed at least once every 5 years to ensure it remains current and up to date.</p> <p>There is no suggestion that land outside protected areas is automatically suitable for housing. There are many other issues of sustainability to consider eg accessibility to services and facilities.</p> <p>All local planning authorities have a legal duty to cooperate over all cross boundary strategic priorities. We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a</p>

Respondent	Summary of Response	Council Response
	<p>pressures will fall first on Slough, Windsor and Maidenhead and other Surrey and Buckingham councils, who have very little unprotected land. Spatially how far does West Berkshire's Duty to Cooperate extend, to assist London? Overspill examined from a sustainability perspective suggests a high and growing obligation exists for councils with an abundance of unprotected land within easy commuting reach of London. Although this is plain to an outside observer the West Berkshire Local Plan is silent.</p>	<p>framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. The SHMA found strong evidence to support two separate market areas of east and west distinguished by the different levels of self-containment and the east's (including Slough) proximity to London.</p>
West Waddy ADP for Gerald Palmer Eling Trust	<p>An additional document that will be very relevant to the Sustainability Appraisal is the settlement boundary review that the Council is intending to undertake, which is referred to in Appendix 2 to the 'West Berkshire Local Plan Review to 2036 Scoping Report,' (February 2018) in relation to policy C1 on Location of New Housing in the Countryside. This needs to be carried out at an early stage in the Local Plan preparation as it is critical to addressing some of the key social, environmental and economic issues that have been identified as being relevant to West Berkshire including:</p> <ul style="list-style-type: none"> <li>• The allocation and phasing of the housing delivery up to 2036, that meets the predicted demand using the new, standardised way of calculating housing demand to reflect current and future housing pressures;</li> <li>• An identified shortage of affordable and/or suitable homes for local people at different stages of life;</li> <li>• Allocation of appropriate employment land;</li> <li>• Maintaining vitality of town and villages centres; (p4 &amp; 12)</li> </ul>	Noted.
Natural England	Reference should be made to the Government's 25 year Environment Plan and proposed amendments to the NPPF.	Reference is included.
Joy and Marc Schlaudraff	<p>Yes. The new draft nppf. Global issues (immigration) National need for housing/development</p>	<p>Inclusion after publication in Summer 2018. For now reference to consultation document has been added to Appendix 1 under current NPPF entry.</p>

Respondent	Summary of Response	Council Response
Woolf Bond Planning for Donnington New Homes	We agree that the suggested list of relevant policies, plans, programmes, and sustainable development objectives are appropriate.	Noted.
Pegasus Planning Group for Donnington New Homes	<p><i>Response relates to land adjacent to Smitham Bridge Road, Hungerford</i></p> <p>The National Planning Policy Framework Draft text for consultation will affect and influence the West Berkshire Local Plan Review. This is a new version of the National Planning Policy Framework (2012), which was published on the 5th March 2018, after the Sustainability Appraisal Scoping Report was released.</p> <p>The Draft Revised NPPF alters national planning policy in several key areas, and this will need to be reflected in the Local Plan Review, as the Local Plan to 2036 has to be consistent with prevailing national planning policy. Some of the key areas which will need reviewing are the methodology for calculating Objectively Assessed Need (OAN) for new housing in the Borough, the provision of accessible homes for older people, and the provision of green space in new developments. Site allocations will also need to be reviewed so that all those allocated are consistent with the aims and objectives contained within the new national planning policy.</p> <p>Reading Borough Council published its Pre-Submission Draft Local Plan on the 30th November 2017. It includes a new calculation of housing need for the Borough, and policy on the mix and tenure of new dwellings. Policy H1 states that:                      “Provision will be made for at least an additional 15,433 homes (averaging 671 homes per annum) in Reading Borough for the period 2013 to 2036. The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 644 dwellings that cannot be provided within Reading will be met over the plan period.”</p> <p>Paragraph 4.4.12 states that:                      “Reading is likely to provide a significantly greater proportion of smaller dwellings than its neighbours in the Western Berkshire HMA. This may mean that some rebalancing across the HMA is appropriate, with other authorities potentially providing a greater proportion of larger family accommodation.”</p> <p>This demonstrates that Reading will require some of its housing need to be met by other authorities within the HMA. Where other authorities are meeting this need, it should be in the form of larger family dwellings. The objectives should therefore recognise the important role that West Berkshire has in meeting the needs of households not accommodated in Reading, or other parts of the HMA.</p>	<p>Inclusion after publication in Summer 2018 For now reference to consultation document has been added to Appendix 1 under current NPPF entry.</p> <p>Noted.</p> <p>The Local Plan Review draft strategic objective on ‘Housing’ sets out the Council’s approach. Appendix 3 of the SA Scoping Report assesses the compatibility of the SA objectives against the Local Plan Review objectives.</p>

Respondent	Summary of Response	Council Response
Environment Agency	<p>We are pleased to see that you have included our comments and amendments as set out in our response letter dated 25 January 2018 to the draft Scoping Report dated December 2017.</p> <p><b>Catchment Abstraction Management Strategy (CAMS)</b>  You will need to include our Catchment Abstraction Management Strategy (CAMS) to your list of policies, plans, programmes in Appendix 1. These strategies assess water availability determining how much water can be abstracted whilst leaving sufficient water within the environment to meet its ecological needs. West Berkshire falls under the Kennet and Vale of White Horse Catchment. Please use the following link to our CAMS documents on the GOV.UK website <a href="https://www.gov.uk/government/collections/water-abstraction-licensing-strategies-cams-process">https://www.gov.uk/government/collections/water-abstraction-licensing-strategies-cams-process</a></p> <p><b>Thames Catchment Flood Management Plan</b>  This is an overview of the flood risk across the river catchment and recommended ways of managing the risk now and over the next 50 to 100 years. This document should also be referred to when considering flood risk in your local plan and should be included in your list of policies, plans, programmes in Appendix 1. Please use the following link to our Thames Catchment Flood Management Plan documents on the GOV.UK website <a href="https://www.gov.uk/government/publications/thames-catchment-flood-management-plan">https://www.gov.uk/government/publications/thames-catchment-flood-management-plan</a></p> <p><b>Water Cycle Study</b>  You have said that you are considering a water cycle study as part of your evidence base. We need to know that the proposed growth within your local plan does not lead to a deterioration in water framework directive (WFD) status of the receiving rivers and that it does not prevent the future target status objectives being achieved. Infrastructure capacity is only one aspect that needs to be considered (e.g. capacity of the sewer network to accommodate the increased flows). Environmental capacity is the other key consideration which has not been assessed. For example there may be infrastructure capacity to accommodate the increased effluent, however this does not tell us if the increased effluent flow would lead to a deterioration in WFD status for ammonia, biochemical oxygen demand (BOD), and Phosphate. It is strongly recommended that a Water Cycle Study (WCS) or if appropriate a water quality assessment is completed as it will form part of the evidence base to support the local plan.  An effective water cycle study and strategy will help achieve the following objectives:  1. New development only within environmental constraints; 2. New development in the most sustainable location, in relation to the water environment; 3. Water cycle infrastructure in place before new development is occupied and; 4. Opportunities for more sustainable infrastructure options realised. If you cannot satisfy the following questions you will need to produce a water cycle study in order for your local plan to be compliant with paragraphs 109, 158, 165 and 173 of the NPPF.</p>	<p>Noted.</p> <p>Reference added to Appendix 1 and text added to Appendix 2 under 'Water Supply'.</p> <p>Reference added to Appendix 1.</p> <p>Noted.</p> <p>The Council does not have a WCS but this will be done in preparation for the Local Plan Review.</p>

Respondent	Summary of Response	Council Response
	<p>Will the proposed housing growth have a detrimental impact on water quality? · Is there sufficient environmental capacity within the receiving water environment to accommodate the resulting increase in flow and pollutant loads from the Sewage Treatment Works as the result of the planned housing growth? · If not, are there alternative discharge locations that will not cause a failure of water quality targets or cause deterioration in water quality? · Is there an increased risk of discharges from storm water overflows causing an adverse water quality impact? · Will the sewerage undertaker need to apply to increase the level of treated sewage effluent that is allowed to be discharged under the existing environmental permits, to allow for future growth? · Will the quality standard on the environmental permit need to be tightened to meet existing or future water quality standards as a result of the proposed growth (e.g. Water Framework Directive (WFD))? · Can the existing sewerage and wastewater treatment networks cope with the increased wastewater the proposed growth will generate? As part of the duty to co-operate with neighboring authorities it is important to consider the cumulative impact of growth on the receiving water courses. For example there may be cases where more than one authority are planning on building homes within the same sewage treatment works (STW) catchment. If both are assessed in isolation, this may lead to an underestimation of the impact on the water environment. Any WCS assessment should have a joint approach and information sharing between the authorities is important.</p>	
<p>Energy Team, West Berkshire Council</p>	<p>Reading through the scoping report there doesn't appear to be any reference or recognition of the UK Clean Growth Strategy that was published in October 2017 by the Dept for Business, Energy and Industrial Strategy. This strategy outlines the actions that the government will take to grow our national income while cutting greenhouse gas emissions. Amongst other areas it covers:</p> <ul style="list-style-type: none"> <li>• Carbon Capture and storage</li> <li>• Phasing out installation of high carbon forms of fossil fuels in new and existing business during the 2020's</li> <li>• Phasing out the installation of high carbon forms of fossil fuel in new and existing homes, starting with new homes.</li> <li>• Strengthening energy performance standards for new and existing homes under building regs</li> <li>• INC futureproofing new homes for low carbon heating</li> <li>• Build and extend heat networks across the country</li> <li>• Ending the sale of new conventional petrol and diesel cars and vans by 2040</li> <li>• Plans for public sector to lead the way in transitioning to zero emission vehicles</li> </ul> <p>The review of WBLP should be taking all these actions into account in its function as a way of delivering the above.</p>	<p>Reference added to Appendix 1.</p>

Respondent	Summary of Response	Council Response
<p>Mid &amp; West Berks Local Access Forum</p>	<p>1. The West Berkshire Rights of Way Improvement Plan will be relevant (ROWIP). Every local authority has a statutory duty it have a ROWIP – see <a href="http://info.westberks.gov.uk/article/29147">http://info.westberks.gov.uk/article/29147</a></p> <p>2. The Mid &amp; West Berks Local Access Forum would like to bring attention to its current policy on development and bring to the attention of the Council that the Forum is a <b>statutory</b> body.</p> <p style="text-align: center;"><b>MID AND WEST BERKSHIRE LOCAL ACCESS FORUM</b></p> <p><b>Policy relating to Planning Applications for Housing, Roads, Minerals &amp; Waste sites and other industrial sites.</b></p> <p>The Forum is a statutory body set up under the CROW Act 2000 to advise local authorities and other bodies on public access, including the improvement of public rights of way for recreational and utility purposes.</p> <p>The CROW Act 2000 required all local authorities to produce a Rights of Way Improvement Plan (ROWIP) which can be found on the relevant local authority website. The plan has a number of objectives which relate to maintaining and improving the public rights of way network and also the development of new and improved public access generally.</p> <p>The Forum will consider the following when commenting on plans.</p> <p>That, the development:</p> <ul style="list-style-type: none"> <li>i. does not adversely affect existing public rights of way or other public open spaces in the area;</li> <li>ii. offers equivalent, or improved, diversion of existing public right of way affected by the development;</li> <li>iii. provides increased and / or improved off-road access to the existing public rights of way network in the area, and to existing and new facilities, open spaces and the countryside;</li> <li>iv. provides increased and /or improved off-road access for as many different user groups as possible, that is, pedestrians, cyclists, equestrians and disabled users;</li> <li>v. Provides paths which are definitive, rather than permissive, and are therefore added to the definitive map and statement;</li> </ul> <p>Conforms to the British Standard '<i>Gaps, Gates and Stiles</i>' and Defra's guidance "<i>Good practical guidance for Local Authorities on compliance with the equalities act 2010</i>"</p> <p><b>3. We draw your attention to the DfT's document 'Local Cycling and Walking Infrastructure Plans' at <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/607016/cycling-walking-infrastructure-technical-guidance.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/607016/cycling-walking-infrastructure-technical-guidance.pdf</a></b></p>	<p>Referenced in Appendix 2, under Green Infrastructure.</p> <p>Noted. The Council has a ROWIP and is aware that it is due for renewal co-terminus with the preparation of the Local Plan Review.</p> <p>Noted.</p>
<p>British Horse Society</p>	<ul style="list-style-type: none"> <li>i. The West Berks Council Rights of Way Improvement Plan (ROWIP) is probably relevant.</li> </ul>	<p>Referenced in Appendix 2, under Green Infrastructure.</p>

Respondent	Summary of Response	Council Response
	<p>ii. Please note the policy statement of the Mid &amp; West Berks Local Access Forum on development given in its response to this consultation.</p> <p>iii. Strategy for the Horse Industry in England and Wales : <a href="https://www.gov.uk/government/publications/strategy-for-the-horse-industry-in-england-and-wales">https://www.gov.uk/government/publications/strategy-for-the-horse-industry-in-england-and-wales</a></p> <p>iv. A report of research on the Horse Industry in Great Britain <a href="https://www.gov.uk/government/publications/a-report-of-research-on-the-horse-industry-in-great-britain">https://www.gov.uk/government/publications/a-report-of-research-on-the-horse-industry-in-great-britain</a></p> <p>v. 'Making Ways for horses' by the Equestrian Access Forum <a href="http://www.bhs.org.uk/~media/bhs/files/pdf-documents/making-ways-for-horses.ashx?la=en">http://www.bhs.org.uk/~media/bhs/files/pdf-documents/making-ways-for-horses.ashx?la=en</a></p> <p>vi. The Health Benefits of Horse Riding at <a href="http://www.bhs.org.uk/enjoy-riding/health-benefits">http://www.bhs.org.uk/enjoy-riding/health-benefits</a></p> <p>It might be worth asking the British Horse Society via its Head Office for its policy statements on development relating to equestrianism / horse industry.</p> <p>Policies need to be developed <u>specific for the equestrian community</u> for the construction of equestrian accommodation (stabling, field shelters, riding arenas / indoor schools) and importantly horses need to be catered for when off road paths are considered. The viability of equestrian establishments can depend on the proximity of a good rights of way network, eg. Curridge Green Riding School.</p> <p>Focussing on where people live is reasonable but bear in mind that green infrastructure (assuming GI includes public paths and open spaces) needs to be preserved and improved from where people <b>ride</b> which is not necessarily where they live.</p> <p>The West Berks planning dept probably somehow needs to become much more familiar with equestrian issues.</p>	<p>Noted.</p> <p>Reference added to Appendix 1.</p> <p>Noted for policy formulation.</p> <p>Noted.</p>

**Q2: Do you agree that the baseline data collected in Appendix 2 is appropriate to the West Berkshire Local Plan Review?**

Number of responses received: 21

Respondent	Summary of Response	Council Response
Stratfield Mortimer Parish Council	Yes	Noted.
Carter Planning for Mr R.L.A. Jones	<p>Yes.</p> <p>However it would have been helpful if “housing” could follow “population”. These two topics are linked and are fundamental to the new Local Plan.</p> <p>It would have been useful to state that the SHMA 2016 (Strategic Housing Market Assessment) which is referred to will be regularly updated.</p> <p>It would also be useful to state what the OAN (objectively assessed housing need) is currently, how often and by what mechanism it will be updated in future and that it will be regularly updated to inform the new Local Plan.</p>	<p>Noted.</p> <p>Generally, the idea is that places follow people.</p> <p>Text added to <i>Future Trends</i> under <i>Housing</i> in Appendix 2.</p> <p>Mechanisms are a matter of policy not the evidence base.</p>
Burghfield Parish Council	Yes. This seems a very thorough account of where we are.	Noted.
Burghfield NDP Steering Group	Yes. This seems a very thorough account of where we are.	Noted.
Planning Advisor for North Wessex Downs AONB	No. Data should be split to show housing numbers in and outside of the AONB to be more accurate and better demonstrate pressure. Would also be helpful to show percentage increase in housing numbers and applications.	Housing numbers inside and outside the AONB are included in the Council's Annual Monitoring Reports.
Turley Associates for North East Thatcham Consortium	<p>The Consortium have reviewed the baseline data presented within Appendix 2 of the SA Report and make the following comments to ensure that the Local Plan Review makes the maximum social, economic and environmental contribution to West Berkshire:</p> <ul style="list-style-type: none"> <li>Page 11- 12 of Appendix 2 presents the baseline data with regards to the provision of, and access to, education within West Berkshire. The Consortium recognises the need</li> </ul>	The baseline information makes specific mention of Thatcham in a

Respondent	Summary of Response	Council Response
	<p>for additional primary and secondary places across the District but notes that the baseline data with regards to current provision is focused mainly on Newbury. The Consortium believe there to be a significant historical requirement for both Primary and Secondary school places within Thatcham which can only be addressed via the provision of new development. The Consortium agrees however that the Local Plan Review must recognise the future demand for both primary and secondary school places within both Thatcham and Newbury</p> <ul style="list-style-type: none"> <li>• Page 12 -14 of Appendix 2 presents the current baseline situation with regards to the availability and provision of housing. The Consortium acknowledges the fact that West Berkshire is one of the most expensive places to purchase new housing outside London and recognises that demand since the recession has significantly exceeded supply. This is unlikely to change in the future. The Consortium also supports the requirement for significant additional affordable housing, particularly for local residents and key workers. The Consortium also considers that the baseline data should refer to the potential requirement across the HMA (and by definition Thatcham and Newbury as areas of focused growth) for a greater proportion of family housing given the admission by Reading Borough Council in their emerging Local Plan that their ability to deliver family housing will be constrained.</li> <li>• Pages 16 and 17 of Appendix 2 present the baseline data with regards to the presence of Deprivation within West Berkshire. The Consortium notes the presence of significant pockets of deprivation around Newbury and Thatcham which is notable given that they sit in relatively affluent areas. The Consortium notes that one of the factors behind this deprivation is the lack of affordable housing and key services and the Consortium therefore agrees that the SA Scoping report should identify these pockets of deprivation as a key sustainability issue to positively address.</li> <li>• The baseline data with regards to Economy and Employment does not appear to reference the latest evidence on West Berkshire's economy and the conclusions of the Economic Development Needs Assessment (EDNA) which identifies the need for up to 75.2ha of additional employment land over the period to 2036. This data and indeed any other recent baseline data pertaining to the economy should be reviewed and incorporated into the scope of the SA.</li> <li>• With regards to the baseline data associated with Transportation within West Berkshire, the Consortium broadly agrees with the data provided but makes the following specific comments: <ul style="list-style-type: none"> <li>○ The commuting survey appears to be based upon the 2011 Census and should therefore be updated in order to reflect current commuting patterns.</li> </ul> </li> </ul>	<p>number of places including the effect of new housing growth on local demand and for additional infrastructure, especially for secondary places.</p> <p>Noted.</p> <p>Text added to the <i>Economy</i> section of Appendix 2 with regard to additional employment land and notes that further work is being done to refine the requirement.</p>

Respondent	Summary of Response	Council Response
	<ul style="list-style-type: none"> <li>○ Notwithstanding the results of any new data, the Consortium recognises that a greater percentage of workers within West Berkshire utilise the private car as a means of commuting to work compared to the South East and England and Wales. Given the potential implications upon air quality and congestion (and therefore productivity) the Consortium considers that the Local Plan should focus major development in those areas with mainline train stations with access to the regional economy.</li> </ul>	<p>Census data is used for this purpose and 2011 is the most recent.</p> <p>Noted.</p>
Woolf Bond Planning for Donnington New Homes	<p>We agree that the baseline data is appropriate, however would suggest there may be benefit in separate additional studies considering the benefits of allocating smaller sized sites adjacent to smaller sized settlement as a potential strategy for aiding housing delivery in accordance with the referenced draft NPPF paragraphs. We also consider a detailed review of affordable housing need, specific to West Berkshire District may assist.</p>	<p>Noted. The Council will be reviewing the settlement hierarchy and settlement boundaries which will include consideration of the needs of more rural parts of the District.</p> <p>The SHMA has reviewed the affordable housing need and it is included in Appendix 2 under <i>Housing</i>. To supplement, an affordable housing viability assessment has been completed.</p>
Historic England	<p>We consider the baseline data for the historic environment to be comprehensive and adequate. However, on the 2017 Heritage at Risk Register there are, strictly-speaking, three listed structures, four scheduled monuments, three Registered Historic Parks and Gardens and one dual designation (listed and scheduled) deemed to be at risk.</p> <p>It should be noted that outside London, the Register does not include Grade II listed secular buildings. We note that the Council has not undertaken a survey of Grade II listed buildings nor has it completed Historic England's annual survey of Conservation Areas to see if any are at risk. These are, therefore, correctly identified as gaps in the baseline.</p>	<p>Text for the dual designation added to Appendix 2 under <i>Historic Environment</i>, above <i>Table3</i>.</p> <p>Noted.</p>
Pegasus Planning Group Ltd for	<p>Yes – the baseline data collected in Appendix 2 covers all the relevant areas, and is appropriate to the West Berkshire Local Plan Review.</p>	<p>Noted.</p>

Respondent	Summary of Response	Council Response
Donnington New Homes		
Archaeology Team, West Berkshire Council	There is still a gap in terms of surveying the condition of both Grade II listed secular buildings and Conservation Areas. There is not a mechanism at the moment to assess Grade II listed buildings but Conservation Areas do need up to date Appraisals in order for their At Risk status to be determined. There is a tentative plan to address Conservation Area Appraisals – many local communities are keen to get involved.	Noted.
Transport Team, West Berkshire District Council	In general, I agree that the baseline data that has been collected and carefully set out in Appendix 2 is appropriate to the West Berkshire Local Plan Review. However, in relation to the section on Transport, perhaps it may be appropriate to review the percentages in terms of average delay per vehicle as a proportion of average journey time, if more recent data than that cited from the 2005 Atkins study is available.	Noted.
Mr Francis Connolly	Yes generally	Noted.
Hampshire County Council	We agree that the baseline data collected in Appendix 2 is appropriate to the WBLP Review.	Noted.
Mr Ian Campbell	DEFECTIVE DATA? In my comments on Question 1 above I list several omissions in the Local Plan. As this Local Plan does not provide sufficient building land to return house prices over a long period to historic normal levels this conclusion suggests the data used in the Plan preparation is not adequate.	<p><u>Note that this stage is looking at the scope of the review only. The draft Local Plan and policies have yet to be produced.</u></p> <p>The guarantee requested is beyond the scope of a local plan sustainability appraisal as house prices are a product of variables many of which are outside the sphere of influence of the Local Plan. The basis for the Plan will be the Berkshire SHMA and its objectively assessed need (OAN) for housing of all types and sizes before</p>

Respondent	Summary of Response	Council Response
	<p>You list the West of Berkshire Spatial Planning Framework as one of the relevant documents. It contains two errors</p> <p>ERROR 1. It is not sustainable as it fails to put forward a strategy for a sustainable period of time in the future. In a growth area like West Berkshire a sustainable period of time must extend far beyond 2036.</p> <p>ERROR 2. It promotes a urban settlement in the countryside of 15,000 new homes. The choice of this location is a response to a commercial initiative by a consortium of land owners and builders to build on a site of their, not the four councils choice. The adoption of this land is not the result of a rational approach to a site identification exercise assessing all other sites which may be equally suitable. Without first obtaining independent verification how do the four councils know Grazeley is the right location? This is not possible without the right evidence.</p> <p>UNTESTED My submission to you dated 14 January 2014 (Para. 18) said the basis of selection of countryside sites seemed crude. The new draft Local Plan does not explain the rationale for selecting open countryside sites. Unhappily there is no reason to alter this description. This exclusion is a particular concern relating to the Grazeley option, because a settlement here sets a historic precedent. It will establish the pattern for further growth in the decades after 2036. If the correct long term approach to solving the Thames Valley housing crisis is a major new settlement or urban extension in the open countryside it is especially important that the search area and the criteria for selection the location have proper regard to the long term, sustainability score of all other potential open countryside site locations sufficient to satisfy all reasonable foreseeable future housing needs. See for example the requirements mentioned in para. 6 above. In this sense context Grazeley is untested and therefore premature.</p>	<p>finalising figures during the planning process, including any changes in methodology for OAN. The SHMA included a review of house prices and their rates of change, and projections of trends based on demographics, employment trends, market signals and the need for affordable housing.</p> <p>Local Plans must be deliverable within the chosen time period. Levels of uncertainty and unforeseen events increase over time, indeed the proposed new NPPF requires local plan policies to be reviewed at least once every 5 years to ensure it remains current and up to date.</p> <p>The Sustainability Appraisal Scoping Report does not mention Grazeley. Please refer to paragraphs 5.7 and 5.8 of the West Berkshire Local Plan Review to 2036 ('Regulation 18') Scoping Report and associated consultation responses for further details.</p>

Respondent	Summary of Response	Council Response
West Waddy ADP for Gerald Palmer Eling Trust	<p>The list of evidence to be collected as part of the preparation of the Local Plan Review needs to include the Settlement Boundary Review as the Council is committed to undertaking this study in the West Berkshire Local Plan Review to 2036 Scoping Report as outlined in the response to question 1 above and also in the Housing Site Allocations DPD (adopted May 2017) which stated in paragraph 1.35 that:</p> <p><i>'All settlement boundaries, including those below the settlement hierarchy, will be reviewed through the new Local Plan.'</i></p> <p>It is also a critical piece of the evidence base for determining where housing development should go.</p>	<p>Noted.</p> <p>It is the intention of the Council to undertake a settlement boundary review.</p>
Joy and Marc Schlaudraff	<p>Yes, in general. It does not take enough notice of national or global concerns over housing provision.</p> <p>It needs to be more proactive regarding enabling all suitable development, more realistic, less historic, theres no reason why historic buildings can't be conserved and enhanced within semi-rural and urban environments, as much as rural environments.</p> <p>Housing is basic to all. If there is not housing, people can not prosper, in ANY way</p>	<p>Noted.</p> <p>Noted.</p>
Woolf Bond Planning for Donnington New Homes	<p>We agree that the baseline data is appropriate, however would suggest there may be benefit in separate additional studies considering the benefits of allocating smaller sized sites adjacent to smaller sized settlement as a potential strategy for aiding housing delivery in accordance with the referenced draft NPPF paragraphs. We also consider a detailed review of affordable housing need, specific to West Berkshire District may assist.</p>	<p>Noted. The Council will be reviewing the settlement hierarchy and settlement boundaries which will include consideration of the needs of more rural parts of the District.</p> <p>The SHMA has reviewed the affordable housing need and it is included in Appendix 2 under</p>

Respondent	Summary of Response	Council Response
		<i>Housing.</i> To supplement, an affordable housing viability assessment has been completed.
Pegasus Planning Group Ltd for Donnington New Homes	Yes – the baseline data collected in Appendix 2 covers all the relevant areas, and is appropriate to the West Berkshire Local Plan Review.	Noted.
Environment Agency	Please be aware that you can get flood risk data from us at <a href="mailto:enquiries_THM@environment-agency.gov.uk">enquiries_THM@environment-agency.gov.uk</a>	Noted.
Mid & West Berks Local Access Forum	<p>As far as we are aware but we note that there are a number of documents listed which we were not aware of &amp; have not read.</p> <p>We note, and approve of, the frequent references to green infrastructure, access to quality green space, and its importance to health and well-being.</p> <p>For example. we endorse the comments:</p> <ul style="list-style-type: none"> <li>- page 81 '<i>Planning therefore has some influence for enabling good mental health and wellbeing through helping to create access to quality green space, ....</i>'</li> <li>- page 102 on Green Infrastructure the need for 'Interconnecting GI assets to form a strong GI network of green spaces and corridors which deliver the range of GI functions'</li> </ul> <p>We are a little unclear what the main purpose of Green Infrastructure is. Is it for the human population or to enhance wildlife? Biodiversity seems to be covered in its own right. Thus we advise that the main purpose of Green Infrastructure should be to provide benefits for the human population to encourage healthy outdoor activities and active travel.</p> <p>We note that it is planned to include CS12 Equestrian/ Racehorse Industry in the new plan but there does not appear to be any baseline data to support this. We understand that the horse industry contributes significantly to the national and West Berkshire economy and a significant amount of land is used by the industry. Data needs to be collected. See the submission by the British Horse Society.</p>	<p>Noted.</p> <p>The essence of Green Infrastructure is that it provides multi-functional benefits.</p> <p>This is acknowledged as a gap. The Council is currently collaborating with the Jockey Club Estates and Lambourn Parish Council to provide further evidence with regard to the racehorse industry. Additional wording has been added to the sections on Tourism and Green Infrastructure to better express the</p>

Respondent	Summary of Response	Council Response
		benefits of horse riding to the economy and health and wellbeing.
British Horse Society	<p>There is little baseline data included to support the inclusion of the Equestrian / Racehorse Industry (commonly called the Horse Industry).</p> <p>The BHS was very pleased to see the Horse Industry recognized in CS12 in the current plan. It strongly believes that the horse industry must be included in local development plans and very much hopes that the new plan will be even stronger on equestrian issues. The BHS has used the current West Berks development plan as an example to other local authorities.</p> <p>I was not involved in drawing up the current West Berks Local Development Plan and am unaware of the data which may have been collected to support the inclusion in the current plan. The non-racing horse industry (as well as the horse racing industry) makes a significant contribution to the economy, to employment, land use &amp; leisure activities in West Berks and to the health &amp; well-being of a wide age range of the population.</p> <p>Please note that my role within the British Horse Society (BHS), is as an Access and Bridleways officer for West Berks and southern region (Berks, Bucks, Hants, IOW, Oxon). We receive training for this role but we are volunteers. The BHS does not have planning officers and it often falls on its access &amp; bridleways officers to respond to development plans</p> <p>Nationally, the horse industry is recognized as a significant land based industry and West Berkshire is no exception. The equine industry is not just made up of the horse racing industry. It consists of professional, semi-professional and recreational riders (see pages 10 &amp; 11 in A report of research on the Horse Industry in Great Britain <a href="https://www.gov.uk/government/publications/a-report-of-research-on-the-horse-industry-in-great-britain">https://www.gov.uk/government/publications/a-report-of-research-on-the-horse-industry-in-great-britain</a>). Economic activity centres around educational establishments, livery yards, veterinary practices, farriers, forage suppliers and small parcels of land rented for the keeping of horses who may be primarily pets. There is considerable land use for livery yards which are small businesses and an important example of farm diversification scattered all over West Berkshire. In addition there are a number of equestrian centres which offer training and education. These activities need to be recognized and policies developed to support them in all local plans, from the construction of riding arenas, stabling and inclusion of provision for horses in the construction of new public paths / bridleways / green infrastructure</p> <p>With reference to the consultation document:</p> <ul style="list-style-type: none"> <li>i. the horse Industry contributes to 'Communities and Well Being' and 'Economy and Infrastructure' listed on page 9.</li> </ul>	<p>This is acknowledged as a gap. Additional wording has been added to the sections on Tourism and Green Infrastructure to better express the benefits of horse riding to the economy and health and wellbeing.</p>

Respondent	Summary of Response	Council Response
	<p>ii. We are pleased to see on page 102 the need for improved equestrian access. We fully endorse this and believe the Mid &amp; West Berks Local Access Forum also supports this.</p> <p>iii. Under Future trends on pages 102 /103, <i>'Focusing and prioritising GI investment on economic growth points where the majority of people will be located in the future to deliver multiple GI benefits'</i>, we would like to point out that there needs to be mention here on where horses are kept / where there are equestrian establishments which is often <b>not</b> where people live. We suggest an amendment along the lines of <i>'Focusing and prioritising GI investment on economic growth points where the majority of people will be located and where there is an economic or recreational need in the future to deliver multiple GI benefits.'</i> This assumes that GI means, or includes, the provision of off-road paths, public open space etc and not just wild-life corridors with some public access. The well-being of the human population needs to be fully recognized and the contribution of the horse to human well-being recognized.</p> <p>iv. The Equestrian / Racehorse industry (horse industry) should be mentioned under 'Rural economy and rural infrastructure'. Equestrianism uses a significant amount of the grazing land nationally and the same is likely to be true in West Berks.</p>	<p>Text amended. From "where the majority of people will be located in the future" to "where the majority of people can gain access in the future".</p>

**Q3: Do you have, or know of, any additional baseline data which should be added to that already listed?**

Number of responses received: 21

Respondent	Summary of Response	Council Response
Mr Francis Connolly	Not to my knowledge	Noted.
Mr Ian Campbell	<p>DEFECTIVE DATA? In my comments on Question 1 above I list several omissions in the Local Plan. As this Local Plan does not provide sufficient building land to return house prices over a long period to historic normal levels this conclusion suggests the data used in the Plan preparation is not adequate.</p> <p>You list the West of Berkshire Spatial Planning Framework as one of the relevant documents. It contains two errors</p> <p>ERROR 1. It is not sustainable as it fails to put forward a strategy for a sustainable period of time in the future. In a growth area like West Berkshire a sustainable period of time must extend far beyond 2036.</p>	<p><i>Note that this stage is looking at the scope of the review only. The draft Local Plan and policies have yet to be produced.</i></p> <p>The guarantee requested is beyond the scope of a local plan sustainability appraisal as house prices are a product of variables many of which are outside the sphere of influence of the Local Plan. The basis for the Plan will be the Berkshire SHMA and its objectively assessed need (OAN) for housing of all types and sizes before finalising figures during the planning process, including any changes in methodology for OAN. The SHMA included a review of house prices and their rates of change, and projections of trends based on demographics, employment trends, market signals and the need for affordable housing.</p>

Respondent	Summary of Response	Council Response
	<p>ERROR 2. It promotes a urban settlement in the countryside of 15,000 new homes. The choice of this location is a response to a commercial initiative by a consortium of land owners and builders to build on a site of their, not the four councils choice. The adoption of this land is not the result of a rational approach to a site identification exercise assessing all other sites which may be equally suitable. Without first obtaining independent verification how do the four councils know Grazeley is the right location? This is not possible without the right evidence.</p> <p>UNTESTED My submission to you dated 14 January 2014 (Para. 18) said the basis of selection of countryside sites seemed crude. The new draft Local Plan does not explain the rationale for selecting open countryside sites. Unhappily there is no reason to alter this description. This exclusion is a particular concern relating to the Grazeley option, because a settlement here sets a historic precedent. It will establish the pattern for further growth in the decades after 2036. If the correct long term approach to solving the Thames Valley housing crisis is a major new settlement or urban extension in the open countryside it is especially important that the search area and the criteria for selection the location have proper regard to the long term, sustainability score of all other potential open countryside site locations sufficient to satisfy all reasonable foreseeable future housing needs. See for example the requirements mentioned in para. 6 above. In this sense context Grazeley is untested and therefore premature.</p>	<p>Local Plans must be deliverable within the chosen time period. Levels of uncertainty and unforeseen events increase over time, indeed the proposed new NPPF requires local plan policies to be reviewed at least once every 5 years to ensure it remains current and up to date.</p> <p>The Sustainability Appraisal Scoping Report does not mention Grazeley. Please refer to paragraphs 5.7 and 5.8 of the West Berkshire Local Plan Review to 2036 Scoping ('Regulation 18') Scoping Report and associated consultation responses for further details.</p>

Respondent	Summary of Response	Council Response
West Waddy ADP for Gerald Palmer Eling Trust	Yes, the results of the Settlement Boundary Review, which is still to be undertaken, for the reasons given in the responses to questions 1 & 2.	Noted.
Natural England	Baseline data with more of a specific focus around development pressures within the AONB (e.g. with regards to numbers and percentages of housing and other non-housing related planning applications coming forward within the AONB and outside of it) could be integrated into the SA scoping in order to clearly understand the baseline with regards to development within this protected landscape.	Housing numbers inside and outside the AONB are included in the Council's Annual Monitoring Reports.
Joy and Marc Schlaudraff	<p>Yes.</p> <p>There are many unidentified sites, because there are no free or cheap assessments by the council</p>	<p>Between December 2016 and March 2017 we invited landowners, developers and others to submit potential development sites for us to consider as part of the Housing and Economic Land Availability Assessment that we will be publishing in autumn 2018. We continued to accept sites for consideration for a further year. The HELAA is a technical assessment, not a policy-making document. It will not make recommendations on which sites should be developed but will make a preliminary assessment of their suitability and potential. The information we gather from this process will help inform our new Local Plan which will allocate sites for housing and economic development to cover the period up to 2037.</p>
Woolf Bond for Donnington New Homes	We agree that the baseline data is appropriate, however would suggest there may be benefit in separate additional studies considering the benefits of allocating smaller sized sites adjacent to smaller sized settlement as a potential strategy for aiding housing	Noted and will be considered in the development of the spatial strategy.

Respondent	Summary of Response	Council Response
	<p>delivery in accordance with the referenced draft NPPF paragraphs. We also consider a detailed review of affordable housing need, specific to West Berkshire District may assist.</p>	<p>The SHMA has reviewed the affordable housing need and it is included in Appendix 2 under <i>Housing</i>. To supplement, an affordable housing viability assessment has been completed.</p>
<p>Pegasus Planning Group Ltd for Donnington New Homes</p>	<p>No – I am not aware of any additional baseline data which should be added to that listed.</p>	<p>Noted.</p>
<p>Stratfield Mortimer Parish Council</p>	<p>Not being expert in any of the fields mentioned, it is difficult to say that a precise piece of data has not been used. However, it is clear that the following issues do not appear to be covered by any of the data listed:</p> <p><b>Population</b></p> <ul style="list-style-type: none"> <li>• While the fact of an ageing population is covered it would seem that there is no data on what such a population would like to see happen. For instance they might seek to down-size at a particular point in life. Are there no such attitude surveys?</li> <li>• This is a general point about all the issues. There seems to be little or no information on what people actually want, now or in the future, as opposed to simply extrapolating existing statistics.</li> </ul> <p><b>Health</b></p> <ul style="list-style-type: none"> <li>• There is virtually nothing in this section about mental health</li> <li>• There seem to be a mix of value judgements and statistics that reduce the section's impact.</li> <li>• There does not seem to be any information on NHS and other health providers plans</li> </ul>	<p>The section on 'population' needs to be read in conjunction with the section on 'housing'. Appendix 2 under housing makes extensive reference to the Strategic Housing Marketing Assessment which analysed in detail the different needs of the market for housing, including demographic need, market signals, the need for different sizes of housing and of particular groups such as the elderly. Additional text to both sections has been added to make this clearer.</p> <p>Some of these points fall outside the scope of the sustainability appraisal.</p>

Respondent	Summary of Response	Council Response
	<ul style="list-style-type: none"> <li>• There is little or no background on trends in delivery of medical services such as the use of remote monitoring of conditions</li> <li>• There is very little on the impact of environmental conditions on health or indeed cross-referencing to other issues</li> <li>• Again this last issue is prevalent through all of this appendix</li> </ul> <p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>• Should there not be a data set on health and air quality?</li> </ul> <p><b>Education</b></p> <ul style="list-style-type: none"> <li>• There is no mention of changing educational practices such as internet learning</li> <li>• There is no mention of apprenticeships and this route to qualifications</li> <li>• There is no mention of the need to retrain for different jobs as the 'job for life' disappears.</li> <li>• In general terms this section confines itself to those educational needs that are met, in some way, by WBC and does not take a more wide-ranging view.</li> <li>• There is little or no cross referencing to other sections where education is important such as Health</li> </ul> <p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• There does not seem to be any data on housing construction such as the increasing use of factory built homes.</li> <li>• Nor does there seem to be any data on the type of buildings required to minimise the environmental footprint of housing</li> </ul>	<p>The information is proportionate to the scope of the local plan review.</p> <p>The report concludes with identifying the need for West Berkshire to explore the link between the District's health and air quality.</p> <p>These points mostly fall outside the scope of this report. For instance, the method by which education is practiced falls beyond the scope of a sustainability appraisal.</p> <p>The 'Health' section makes reference to "local strategies and plans to promote healthier lifestyles" but reference to the District's Health and Wellbeing in Schools Programme has been added to illustrate the point, and a new paragraph is added at the beginning of the section.</p> <p>The type and method of construction will evolve over the period of the Local Plan. The Plan will address environment constraints to and opportunities for all</p>

Respondent	Summary of Response	Council Response
	<ul style="list-style-type: none"> <li>• Little cross-referencing to other issues such as flooding</li> </ul> <p><b>Deprivation</b></p> <ul style="list-style-type: none"> <li>• No comment</li> </ul> <p><b>Crime</b></p> <ul style="list-style-type: none"> <li>• No mention is made of the national crime survey where individuals are asked about their experiences of crime in the last year. This gives a different picture to police crime statistics. Indeed police crime trend figures are well known to be suspect as the basis for recording has changed over time.</li> </ul> <p><b>Sport</b></p> <ul style="list-style-type: none"> <li>• Mortimer has commissioned a consultant to report on sport in and around the parish and this can be made available if required.</li> <li>• There are no figures showing the correlation between sporting activity and health, especially for the older members of society</li> <li>• While this section is entitled community sport and leisure facilities there is no real mention of leisure facilities which, presumably, would include everything from pubs to cinemas.</li> <li>• There is no mention of the myriad of clubs that cater for specific interests from gardening to chess.</li> <li>• There is no mention of informal leisure facilities such as recreation grounds and open countryside</li> </ul>	<p>types of development in policy terms as evidenced in sections such as flooding, energy, landscape and biodiversity etc., translated into key environmental issues and sustainability objectives.</p> <p>Noted. The caution needed with regard to the completeness, method of reporting and non-reported crime is noted, including the Crime in England and Wales 2017 bulletin. The Council believes the local police crime statistics and community safety data are more appropriate to the Local Plan preparation.</p> <p>Noted.</p>

Respondent	Summary of Response	Council Response
	<p><b>Landscape</b></p> <ul style="list-style-type: none"> <li>• There is no mention of landscape as an aid to better health</li> <li>• The characterization of landscape into the very broad categories does not do justice to the very varied landscapes held within each category</li> <li>• There is a presumption that this only concerns the rural areas. Surely the urban landscape is just as important?</li> </ul> <p><b>Geology</b></p> <ul style="list-style-type: none"> <li>• Would it be appropriate to deal with Hydrology in this section?</li> </ul> <p><b>Historic environment</b></p> <ul style="list-style-type: none"> <li>• No comment</li> </ul> <p><b>Commons</b></p> <ul style="list-style-type: none"> <li>• No comment</li> </ul> <p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>• There does not seem to be any information on the overall current state of biodiversity.</li> </ul>	<p>Mentioned in the section on 'Green Infrastructure' more generally. The urban landscape is considered in relation to the 'Historic Environment' and 'Green Infrastructure'.</p> <p>Addressed in relation to sections on 'Water Supply' and 'Flood Risk'.</p> <p>Noted.</p> <p>Noted.</p> <p>No 'State of Nature' Report has been produced as such.</p>

Respondent	Summary of Response	Council Response
	<ul style="list-style-type: none"> <li>• The emphasis is all on protected areas and species. It is believed that WBC hold records of species identified in the District.</li> <li>• Should the Lawton report be mentioned?</li> </ul> <p><b>Green Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Should designated Green Spaces be mentioned and how many there are in the District?</li> </ul> <p><b>Climate</b></p> <ul style="list-style-type: none"> <li>• There is no mention of the likely impact that climate change will have on health.</li> </ul> <p><b>Water quality and contaminated land</b></p> <ul style="list-style-type: none"> <li>• Should the future trends cross-reference to climate change?</li> </ul> <p><b>Water supply</b></p> <ul style="list-style-type: none"> <li>• No comment</li> </ul> <p><b>Flood risk</b></p> <ul style="list-style-type: none"> <li>• Various papers have been published on the impact of short high intensity storms affecting impermeable areas be these man made or simply very dry ground. These intense events can be just short periods of rainfall or intense events within a longer</li> </ul>	<p>Other sites and other species are mentioned but not catalogued.</p> <p>Text added linking the Lawton Report to the Berkshire Biodiversity Strategy and 'BOA'.</p> <p>Text added to section. Stratfield Mortimer have the only designations so far.</p> <p>Text added to 'Climate Change' section.</p> <p>Not clear from the evidence except in relation to possible increased risk of disease from flooding.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. The policy will take account of the Council's Strategic Flood Risk Assessment.</p>

Respondent	Summary of Response	Council Response
	<p>storm. It is considered that these events need to be considered when assessing the sustainability of any policy or proposal.</p> <p><b>Soil</b></p> <ul style="list-style-type: none"> <li>• No comment</li> </ul> <p><b>Minerals</b></p> <ul style="list-style-type: none"> <li>• No comment</li> </ul> <p><b>Waste</b></p> <ul style="list-style-type: none"> <li>• No comment</li> </ul> <p><b>Renewable energy</b></p> <ul style="list-style-type: none"> <li>• There does not seem to be a recognition that in the future there will be increasing need for electricity as renewables provide that form of energy and the use of electric vehicles will put demand on a much higher plane. There is likely to be demand for ancillary facilities as well as generating capacity, for example, large scale electricity storage (battery) plants.</li> </ul> <p><b>Economy</b></p> <ul style="list-style-type: none"> <li>• There is mention of the road network but not the rail network.</li> <li>• There is no mention of broadband provision which is now an exceptionally important determinant of good prospects for the economy of an area.</li> <li>• There is no mention of the problems faced due to increased congestion on all transport networks or the opportunities offered by rail electrification</li> <li>• There is little or no cross-referencing to other sections such as education and health</li> </ul>	<p>Noted</p> <p>Noted</p> <p>Noted.</p> <p>Noted.</p> <p>Text added to section under 'Renewable Energy' to account for this point and update to include implications of the Clean Growth Strategy.</p> <p>Text added regarding rail under 'Transport'.</p> <p>See reference under 'Transport'</p> <p>Text added under 'Economy' in recognition of technological change in</p>

Respondent	Summary of Response	Council Response
	<ul style="list-style-type: none"> <li>• There seems to be no recognition of how work will change due to greatly increased use of Artificial Intelligence</li> </ul> <p><b>Tourism</b></p> <ul style="list-style-type: none"> <li>• No comment</li> </ul> <p><b>Agriculture</b></p> <ul style="list-style-type: none"> <li>• It is noticeable that this is the first time that Brexit has been mentioned. In reality might this not affect a number of sections in the analysis?</li> <li>•</li> </ul> <p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• There is no mention of the impact of the increasing use of electric vehicles on transport or indeed the use of autonomous vehicles.</li> <li>• The mention of reductions in usage by home working is welcomed but this depends on good access to broadband and this is not mentioned.</li> <li>• There is mention of the encouragement of active transport modes but very little information on the location of this.</li> <li>• There is little cross-referencing, for instance to the minerals section where the reuse of materials for roads could be important or public rights of way that encourage walking and health.</li> <li>• There is little or no mention of freight transport</li> </ul>	<p>the future challenging the ways in which we work.</p> <p>Noted.</p> <p>Brexit is mentioned in the main report as an overarching issue and not repeated in every section. It is mentioned here as the whole industry is so governed by EU regulation and payments.</p> <p>The Council has no evidence to measure the impact of alternatively powered transportation. Recognition of the change has been added under 'Economy'.</p> <p>Noted.</p> <p>The report does not go into this level of detail but makes reference to the Local Transport Plan.</p> <p>Noted.</p>
<p>Carter Planning for Mr R.L.A. Jones</p>	<p>No but any future Neighbourhood Plans will need to be included</p>	<p>Noted.</p>

Respondent	Summary of Response	Council Response
Burghfield Parish Council	No	Noted.
Burghfield NDP Steering Group	No	Noted.
North Wessex Downs AONB	No. Although Horse racing industry is an important sector of West Berkshires economy and data from this could be incorporated if viable.	Baseline report acknowledges lack of data on contribution of horse racing to the local economy.
Turley Associates for North East Thatcham Consortium	<p>With regards to the SA Process beyond this Scoping Report, the Consortium acknowledges that the Council will be updating its evidence base in support of the Local Plan Review and therefore assumes that West Berkshire Council will amend the baseline data and key sustainability issues in light of any new evidence.</p> <p>The Consortium's response to Question 2 above has highlighted a number of new sources of baseline data which are considered to be helpful to the SA Process. These are:</p> <ul style="list-style-type: none"> <li>• The latest evidence on West Berkshire's economy and the conclusions of the Economic Development Needs Assessment (EDNA)</li> <li>• The Reading Pre-Submission Local Plan (2017) and particularly paragraph 4.4.12 which states the need for greater number of family housing within the Western Berkshire HMA.</li> </ul>	<p>Confirmed.</p> <p>Text added to the Economy section of Appendix 2 with regard to additional employment land and notes that further work is being done to refine the requirement.</p>
Pro Vision for Audley Group	<p>Particularly in the context of West Berkshire's ageing population being above the national average, it would be appropriate to include reference to the following House of Commons report published last month:</p> <p><i>Housing for Older People, Second Report of Session 2017-19; Communities and Local Government Committee (5 February 2018).</i></p>	Reference added to Appendix 2 under "Population".
Woolf Bond Planning for	We agree that the baseline data is appropriate, however would suggest there may be benefit in separate additional studies considering the benefits of allocating smaller sized sites adjacent to smaller sized settlement as a potential strategy for aiding housing delivery	Noted. The Council will be reviewing the settlement hierarchy and settlement boundaries which will include

Respondent	Summary of Response	Council Response
Donnington New Homes	in accordance with the referenced draft NPPF paragraphs. We also consider a detailed review of affordable housing need, specific to West Berkshire District may assist.	<p>consideration of the needs of more rural parts of the District.</p> <p>The SHMA has reviewed the affordable housing need and it is included in Appendix 2 under <i>Housing</i>. To supplement, an affordable housing viability assessment has been completed.</p>
Pegasus Planning Group Ltd for Donnington New Homes	No – I am not aware of any additional baseline data which should be added to that listed.	Noted.
Archaeology Team West Berkshire Council	Another form of primary evidence we use is LiDAR data supplied by the Environment Agency – work by the Council’s GIS team has turned this into Hillshade models available on corporate mapping. This display both surface and terrain topography and is valuable for many areas (eg for flooding assessments) as well as for our purposes in identifying archaeological earthworks.	Noted.
Transport Team, West Berkshire District Council	<p>In addition to the telephone information service (Traveline) for bus times that is referenced in Appendix 2, in line with the Local Transport Plan Policy on Information, through partnership working with Reading Transport Limited, live local bus information is also available via Traveline’s NextBuses mobile internet and text service, and via Traveline South &amp; East’s and individual transport operators’ apps (e.g. the free ‘Kennections’ app). Service status and disruption updates are also now available via social media, including via Twitter feeds integrated into apps.</p> <p>Further, Reading Transport have now taken on the maintenance of nine on-street audio-visual screens at bus stops served by their routes, and are currently working with the Council to introduce audio-visual information on board the Kennections local bus fleet.</p>	Text amended to include these additional services.

Respondent	Summary of Response	Council Response
	During 2017, local bus services were enhanced with the introduction of contactless bankcard payment and mobile ticketing on routes radiating from Newbury operated by Kennections (under contract to WBC), by Reading Buses, and by Stagecoach South. GWR are also introducing contactless payment to their ticket machines at key stations including Newbury.	
Mid & West Berks Local Access Forum	Not that we are aware of but see answer to Q2.	Noted.
British Horse Society	<p>Up-to-date data specific for West Berks may be difficult to obtain. National data on the importance of the Horse Industry is more readily available although some of it is rather out of date.</p> <p><b>West Berks-Specific data:</b></p> <p><b>1. The National Equine Database / Central Equine database.</b></p> <p>In theory, this should allow an estimate of the economic value of the horse industry to be calculated in West Berks. Further information may be available via <a href="https://data.gov.uk/dataset/national-equine-database-ned">https://data.gov.uk/dataset/national-equine-database-ned</a></p> <p>Legally, every horse has to have a passport. In the past, the number of passports by postcode was available from the National Equine database. Data obtained by the Society in 2011 showed that 16,711 horses were registered with RG postcodes. The British Equestrian Trade Association (see below) estimated that in 2015 each horse costs £3,600 pa to keep. Thus, the economic value of horses kept in RG postcodes equated to <u>£60 million per annum</u> at that time period. Others claim the BETA figure is an underestimate.</p> <p>The National Equine Database was discontinued and as far as we are aware up-to-date figures are not available to the public.</p> <p>The Society understands that a Central Equine Database is planned but has little information about it.</p> <p>It might be worth West Berks Council asking Defra for advice on how it should calculate the economic value of the horse industry in West Berks. Also it might be worth contacting the CEO at the BHS Headquarters: The British Horse Society, Abbey Park, Stareton, Kenilworth, Warwickshire, CV8 2XZ</p> <p><b>2. Conduct a survey / snapshot of equestrian enterprises in West Berkshire.</b></p>	The Scoping Report draws upon existing baseline information available for West Berkshire at this time. The Council is currently collaborating with the Jockey Club Estates and Lambourn Parish Council to provide further evidence with regard to the racehorse industry.

Respondent	Summary of Response	Council Response
	<p>It may, perhaps, be necessary for the Council to conduct a survey /snapshot of non-racing equestrian enterprises in West Berkshire to gain an estimate of the size of the horse industry.</p> <p>There are numerous enterprises throughout West Berks which contribute to the equestrian economy. These include: equestrian centres, livery yards, veterinary practices, farrier services, forage suppliers etc. ( see below, National data 2a below for the range of the horse industry nationally).</p> <p>For example,</p> <ul style="list-style-type: none"> <li>(i) there are at least 4 large equestrian <b>veterinary practices</b> in West Berks. These might be a source of the number of horses kept to owners with West Berks postcodes.</li> <li>(ii) a ridden horse will usually be shod by a <b>registered farrier</b> every 5-8 weeks. The number of registered farriers in West Berks might be available from the Farriers Registration Council and an estimate of the average number of horses on each farriers' books obtained. Both these are likely to give an under estimate of the number of horses kept in West Berks but may serve as an estimate.</li> <li>(iii) <b>Licensed riding schools</b>: these may seriously underestimate the horse population if they do not include livery yards and private premises</li> </ul> <p>3. For the <b>importance / economic value of horse racing in West Berks</b>, the British Horse Racing Board may be a source of information.</p> <p><b>National data:</b></p> <p>We are aware of the following:</p> <ul style="list-style-type: none"> <li>1. <b>British Equestrian Trade Association's National Equestrian Survey 2015</b>  <a href="http://www.beta-uk.org/pages/industry-information/market-information.php">http://www.beta-uk.org/pages/industry-information/market-information.php</a></li> </ul> <p>Taken from the website: <i>'This highlights new spending patterns and changing trends over the past five years to provide an insight into the equestrian sector today. Key findings include: Nationally, the economic value of the equestrian sector stands at £4.3 billion of consumer spending across a wide range of goods and services each year. This has increased from £3.8 billion in 2011. <b>Riding for pleasure, at 96%</b>, was the most popular equestrian activity, with 59% of riders taking part in non-affiliated competitions.'</i></p>	

Respondent	Summary of Response	Council Response
	<p>It may be that BETA may have data specific to West Berkshire which it may release on application</p> <p><b>2. British Horse Industry Confederation reports published 2004 /2005.</b></p> <p>a. <a href="https://www.gov.uk/government/publications/a-report-of-research-on-the-horse-industry-in-great-britain">https://www.gov.uk/government/publications/a-report-of-research-on-the-horse-industry-in-great-britain</a>. See the diagrams on pages 10 &amp; 11 which depict the breadth of the Horse industry which also will relate to West Berks.</p> <p>b. A summary this report is available at  <a href="http://www.ridingsafely.net/defrabhicssummary1.html">http://www.ridingsafely.net/defrabhicssummary1.html</a>. I have a paper copy</p> <p>c. Strategy for the Horse Industry in England &amp; Wales  <a href="https://www.gov.uk/government/publications/strategy-for-the-horse-industry-in-england-and-wales">https://www.gov.uk/government/publications/strategy-for-the-horse-industry-in-england-and-wales</a></p> <p><b>3. The Health Benefits of Horse Riding</b></p> <p>In 2010, the BHS commissioned the University of Brighton, in partnership with Plumpton College, to research the physical health, psychological and well-being benefits of recreational horse riding in the United Kingdom. The report is available at  <a href="http://www.bhs.org.uk/enjoy-riding/health-benefits">http://www.bhs.org.uk/enjoy-riding/health-benefits</a></p> <p>4. <a href="https://www.lantra.co.uk/">https://www.lantra.co.uk/</a> may have useful data.</p> <p>It should be noted that the agriculture data provided by Defra is unlikely to include equestrian activities as most horses in the UK are not classified as an agricultural animal. However, many farms have diversified into livery yards (places where horse owners pay to keep their horses often on a DIY basis) and the income from this is a source of income. The livery costs range from around £200 to £800 a month per horse.</p>	<p>Text added to generally link health outcomes with other sustainability issues including recreational provision, particularly as provided by green infrastructure.</p>

**Q4. As far as you are aware, are there any inaccuracies or anomalies in the data presented?**

Number of responses: 17

Respondent	Summary of Response	Council Response
Stratfield Mortimer Parish Council	No apart from the lack of cross-referencing and surveys of public opinion of the existing situation and their aspirations.	Noted.
Carter Planning for Mr R.L.A Jones	No.	Noted
Burghfield Parish Council	No	Noted
Burghfield NDP Steering Group	No	Noted
North Wessex Downs AONB	No	Noted
Turley Associates for North East Thatcham Consortium	Other than the comments presented above, the Consortium has not identified any specific inaccuracies or anomalies however it is noted that some of the baseline data sources were utilised in support of the adopted Core Strategy and therefore we fully support the Council's commitment to a new and revised evidence base as part of the development of the Local Plan Review	Noted.
Woolf Bond Planning for Donnington New Homes	We agree that the baseline data is appropriate, however would suggest there may be benefit in separate additional studies considering the benefits of allocating smaller sized sites adjacent to smaller sized settlement as a potential strategy for aiding housing delivery in accordance with the referenced draft NPPF paragraphs. We also consider a detailed review of affordable housing need, specific to West Berkshire District may assist.	The SHMA has reviewed the affordable housing need and it is included in Appendix 2 under <i>Housing</i> . To supplement, an affordable housing viability assessment has been completed.
Pegasus Planning Group Ltd for Donnington New Homes	No – I am unaware of any inaccuracies or anomalies in the data.	Noted

Respondent	Summary of Response	Council Response
Archaeology Team West Berkshire Council	I believe the historic environment section is reasonably accurate – but NB the HER is continually being updated.	Noted.
Public Transport Team, West Berkshire Council	No	Noted.
Mr Francis Connolly	Not to my knowledge	Noted.
Mr Ian Campbell	<p>DEFECTIVE DATA? In my comments on Question 1 above I list several omissions in the Local Plan. As this Local Plan does not provide sufficient building land to return house prices over a long period to historic normal levels this conclusion suggests the data used in the Plan preparation is not adequate.</p> <p>You list the West of Berkshire Spatial Planning Framework as one of the relevant documents. It contains two errors</p> <p>ERROR 1. It is not sustainable as it fails to put forward a strategy for a sustainable period of time in the future. In a growth area like West Berkshire a sustainable period of time must extend far beyond 2036.</p>	<p><u>Note that this stage is looking at the scope of the review only. The draft Local Plan and policies have yet to be produced.</u></p> <p>The guarantee requested is beyond the scope of a local plan sustainability appraisal as house prices are a product of variables many of which are outside the sphere of influence of the Local Plan. The basis for the Plan will be the Berkshire SHMA and its objectively assessed need (OAN) for housing of all types and sizes before finalising figures during the planning process, including any changes in methodology for OAN. The SHMA included a review of house prices and their rates of change, and projections of trends based on demographics, employment trends, market signals and the need for affordable housing.</p>

Respondent	Summary of Response	Council Response
	<p>ERROR 2. It promotes a urban settlement in the countryside of 15,000 new homes. The choice of this location is a response to a commercial initiative by a consortium of land owners and builders to build on a site of their, not the four councils choice. The adoption of this land is not the result of a rational approach to a site identification exercise assessing all other sites which may be equally suitable. Without first obtaining independent verification how do the four councils know Grazeley is the right location? This is not possible without the right evidence.</p> <p>UNTESTED My submission to you dated 14 January 2014 (Para. 18) said the basis of selection of countryside sites seemed crude. The new draft Local Plan does not explain the rationale for selecting open countryside sites. Unhappily there is no reason to alter this description. This exclusion is a particular concern relating to the Grazeley option, because a settlement here sets a historic precedent. It will establish the pattern for further growth in the decades after 2036. If the correct long term approach to solving the Thames Valley housing crisis is a major new settlement or urban extension in the open countryside it is especially important that the search area and the criteria for selection the location have proper regard to the long term, sustainability score of all other potential open countryside site locations sufficient to satisfy all reasonable foreseeable future housing needs. See for example the requirements mentioned in para. 6 above. In this sense context Grazeley is untested and therefore premature.</p>	<p>Local Plans must be deliverable within the chosen time period. Levels of uncertainty and unforeseen events increase over time, indeed the proposed new NPPF requires local plan policies to be reviewed at least once every 5 years to ensure it remains current and up to date.</p>
<p>West Waddy ADP for Gerald Palmer Eling Trust</p>	<p>No</p>	<p>Noted.</p>
<p>Joy and Marc Schlaudraff</p>	<p>Yes.</p> <p>Paragraph 55 of the current nppf, lends great scope to West Berkshire. More notice should be taken of it, its spirit for all developments, not just single dwellings. This was not the point of the paragraph spirit.</p> <p>Paragraph 95 of draft nppf, and all the new draft nppf, should be given great weight.</p> <p>It updates us all with the real needs of real people; historic landscape character is all very well, but we need to house people. The land is for the people, not the people for the land</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

<b>Respondent</b>	<b>Summary of Response</b>	<b>Council Response</b>
Mid & West Berks Local Access Forum	Not that we are aware of but we are not familiar with a number of the documents listed.	Noted.
British Horse Society	Not as far as the Society is aware.	Noted.

**Q5: Do you agree that these are the key sustainability issues for the West Berkshire Local Plan Review?**

Number of responses: 21

Respondent	Summary of Response	
Stratfield Mortimer Parish Council	Please see response to question 3	See Council response to Q3.
Carter Planning for Mr RLA Jones	<p>Yes – the key sustainability issue is future housing needs and how they will be met.</p> <p>Perhaps Housing should be a specific Thematic Topic rather than being part of Communities and Well Being.</p> <p>Housing is the single most important issue and yet the paragraph on it does not specifically refer to overall housing needs being met but concentrates on the more detailed matters of income levels, the size of houses and old persons accommodation.</p>	<p>Noted.</p> <p>Text regarding overall housing need added to Table 2 in the main report under <i>Housing</i>.</p>
Burghfield Parish Council	<p>Yes: the key sustainability issues for West Berkshire are covered. However, the statement should be more proactive in identifying and addressing emerging changes to some of these issues.</p> <p>For example in relation to waste management there is now a growing awareness of the environmental damage arising from discarded plastics. Our emerging Local Plan should therefore be seeking to discourage the unnecessary use of plastics, to increase the range of plastics that are recycled, and to seek to contain other waste plastics to ensure that they do not reach, particularly, the marine environment.</p>	<p>Noted.</p> <p>Noted. The Sustainability Appraisal Objectives in the report include reduction of waste and managing their use efficiently.</p>
Burghfield NDP Steering Group	<p>Yes: the key sustainability issues for West Berkshire are covered. However, the statement should be more proactive in identifying and addressing emerging changes to some of these issues.</p> <p>For example in relation to waste management there is now a growing awareness of the environmental damage arising from discarded plastics. Our emerging Local Plan should therefore be seeking to discourage the unnecessary use of plastics, to increase the range of plastics that are recycled, and to seek to contain other waste plastics to ensure that they do not reach, particularly, the marine environment.</p>	<p>Noted.</p> <p>The Sustainability Appraisal Objectives in include reduction of waste and managing their use efficiently.</p>
North Wessex Downs AONB	No. Landscape pressure should also include climate change and biodiversity should include flooding.	Text amended.

Respondent	Summary of Response	
Turley Associates for North East Thatcham Consortium	<p>The Consortium has reviewed the key sustainability issues within Table 2 of the SA Scoping report and save for the comments provided in Question 6 (below) agrees that (based on the baseline data provided) these represent the key sustainability issues for the West Berkshire Local Plan Review.</p> <p>The Consortium acknowledges that any new baseline data may warrant a further review of the key sustainability issues.</p>	Noted.
Woolf Bond Planning for Donnington New Homes	We agree these sustainability objectives are appropriate.	Noted.
Pegasus Planning Group Ltd for Donnington New Homes	Yes – these are the key sustainability issues for the West Berkshire Local Plan Review. Specifically, increasing the supply of housing and flood risk should be given considerable weight when considering the key sustainability issues. This is because they have been given continuing or increased significance in the revised NPPF.	Noted.
Archaeology Team West Berkshire Council	<p>Under Landscape, Townscape and Cultural Heritage -</p> <p>Landscape – agree with these</p> <p>Historic Character and Features – what is meant by the word ‘features’? It’s not used anywhere else. Should be replaced by ‘Heritage Assets’</p> <p>This text “The conservation of historic, sites and commons, monuments, battlefields, parks, buildings and Conservation Areas has contributed to the historic, cultural, economic heritage of West Berkshire and helped to sustain the distinctive communities in the District” could be improved – change to</p> <p>“Sustainable management of historic sites (monuments, buildings and structures) and landscapes (battlefields, parks and gardens, Conservation Areas) contributes to the social, cultural and economic vitality of West Berkshire and helps to maintain the distinctive communities in the District”</p> <p>We wonder why the paragraph on nuclear safety is included in this section?</p>	<p>Text amended.</p> <p>Text amended.</p> <p>Text deleted.</p>

Respondent	Summary of Response	
Public Transport Team, West Berkshire Council	<p>Yes, I agree that the issues identified are the key sustainability considerations for the Review.</p> <p>In respect of “increased availability of transport links” being identified within the SA Scoping Report as a means of addressing rural social isolation, it is vital that stakeholders appreciate the associated financial implications,</p> <p>In relation to Economy and Infrastructure, in parallel with encouraging use of more sustainable transport modes including buses, train, walking and cycling in particular for urban journeys, close consideration should be given to bidding for significant funds (e.g. Major Roads Network funding to deliver wider ranging development of strategic roads, including new links, so as to take inter-urban and long-distance through traffic further away from West Berkshire’s main settlements, thereby reducing the environmental impact for the District.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Mr Francis Connolly	<ul style="list-style-type: none"> <li>• Generally yes</li> <li>• The Grazely area proposals for 15,000 new homes should be investigated for further development for say up to 25,000 new homes. Cognisant of the good transport links including public transport, (rail and fast bus)</li> <li>• Greater commitment to affordable and starter homes with guarantees on delivery</li> </ul>	<p>Noted.</p> <p>Should it be concluded that this area does have the potential to deliver a major housing and mixed use development, the final number will be subject to further assessment through the plan preparation process.</p>
Hampshire County Council	<p>We agree that the issues outlined in Appendix 2 are key sustainability issues for the West Berkshire Local Plan Review.</p>	<p>Noted.</p>
Mr Ian Campbell	<p>Community wellbeing is given as the first sustainable thematic topic. You mention there are a number of factors that are important to enable everyone to fully participate in society, which impact on the housing issue. In particular an ageing population is identified as an issue, with the over 65’s forecast to grow by 59% in the period 2016-2036 and the over 85’s by 148% in the same period, both above the national average. The Plan points to a much increased demand for suitable housing bearing in mind the wish of these age groups to retain independence. It also highlights the impact of the house prices being now amongst the highest in the UK for key occupational workers. Finally the Plan notes the high dependency on private transport and the implications of a car dependency on emissions and air quality.</p> <p>SHORT-SIGHTED. This analysis high lights trends in house prices and transport but makes no attempt to quantify any of the outcomes at the end of the Plan period in 2036. What will prices be</p>	

Respondent	Summary of Response	
	<p>in 2036? This is a gap. It also fails to look further ahead by another 20 or 40 years to the 2080's. From a sustainability perspective this is a big hole in shrewd thinking.</p> <p>LIMITATIONS It is certain that most predictions in the Plan will be wrong. This is not a criticism. It is a reflection on incomplete base data, and changing circumstances. The prudent way forward is to plan for a range of outcomes, not one selected outcome. Which is why a sustainable local plan must look much further ahead. It must look at long term trends, and solutions. For example 60year potential housing locations and the infrastructure they will demand if dependency on private cars is to be significantly constrained. These long term perspectives are omitted. They are the essence of sustainable planning. If their inclusion exceeds the council's authority then the Council must notify the Government its housing aspirations cannot be achieved without new local powers. Ignoring the dilemma, or hoping that they can be delivered is not sufficient. Other councils are grappling with these challenges. West Berkshire's approach is not apparent. (See Planning Resource, How a group of Oxfordshire councils secured £215m. of government infrastructure cash; 8 February 2018; by Stuart Watson).</p>	<p>Local Plans must be deliverable within the chosen time period. Levels of uncertainty and unforeseen events increase over time, indeed the proposed new NPPF requires local plan policies to be reviewed at least once every 5 years to ensure it remains current and up to date.</p>
<p>Thatcham Town Council</p>	<p>Yes</p>	<p>Noted.</p>
<p>West Waddy ADP for Gerald Palmer Eling Trust</p>	<p>Yes, particularly the comment on housing, which states that:</p> <p><i>'Housing: The higher than average annual income, and house prices now amongst the highest in the UK, have particularly affected key occupational workers and potential first time buyers who are unable to get onto the property ladder. The lack of smaller sized as well as affordable dwellings for predicted lower density households is an issue for the future, particularly in relation to rural areas and in retaining younger local people employed in the District. The increasing number and proportion of older persons and those with long term needs places more demand for housing and accommodation that is available and/or adaptable for different stages of life.'</i></p> <p>This emphasises the importance of making housing provision in rural areas particularly for occupational workers; first time buyers and affordable housing. A key tool in identifying how this</p>	<p>Noted.</p>

Respondent	Summary of Response	
	can be done will be the Settlement Boundary Review, which is still to be undertaken and therefore needs to be a priority.	
Joy and Marc Schlaudraff	<p>Yes, but there is far too much emphasis on key point 1 which is blocking nearly all development.</p> <p>This needs to be taken away or highly trimmed.</p> <p>Key point 2 is much more to the point regarding current day needs. (Enable provision of housing in sustainable locations, and reduce inequality)</p>	Noted.
Woolf Bond Planning for Donnington New Homes	We agree these sustainability objectives are appropriate.	Noted.
Pegasus Planning Group Ltd for Donnington New Homes	Yes – these are the key sustainability issues for the West Berkshire Local Plan Review. Specifically, housing for an aging population, increasing the supply of housing, culture (tourism), community uses, and green infrastructure should be given considerable weight when considering the key sustainability issues. This is because they have been given continuing or increased significance in the revised NPPF.	Noted.
Environment Agency	For the above question you should consider adding in another sustainability issue which is conservation and enhancement of river corridors which includes their ecological buffer zones from the top of the river bank. These are usually 8-10 metres in width.	The issue is addressed more generically in terms of ecosystems, species and habitats. This level of detail would invite a long list.
Mid & West Berks Local Access Forum	Yes, they seem appropriate. We particularly endorse the frequent reference to the importance of well-being and the role of green infrastructure. Green Infrastructure might be strengthened by making it an objective in its own right rather than combining it with Biodiversity. The health of the human population is of high significance and the importance of healthy outdoor exercise is increasingly being recognized.	Noted. Green infrastructure and Biodiversity are considered jointly as thematic topics but they are translated into separate sustainability appraisal objectives later in the main report.
British Horse Society	<p>Yes, they seem appropriate.</p> <p>We note reference to equestrian sporting prowess under '<b>Landscape, Townscape and Cultural Heritage</b>' and draw your attention to points above on how data might be collected, if required.</p>	<p>Noted.</p> <p>Noted.</p>

**Q6: Are you aware of any issues which, in your opinion, should be added, or any that should be removed?**

Number of responses received: 19

Respondent	Summary of Response	Council Response
Mr Francis Connolly	<ul style="list-style-type: none"> <li>The Greater Reading Area (West Berks, RBC and Wokingham BC) development should be planned comprehensively</li> <li>South Newbury development should also consider the adjacent North Hampshire area.</li> </ul>	Noted.
Mr Ian Campbell	<p>Community wellbeing is given as the first sustainable thematic topic. You mention there are a number of factors that are important to enable everyone to fully participate in society, which impact on the housing issue. In particular an ageing population is identified as an issue, with the over 65's forecast to grow by 59% in the period 2016-2036 and the over 85's by 148% in the same period, both above the national average. The Plan points to a much increased demand for suitable housing bearing in mind the wish of these age groups to retain independence. It also highlights the impact of the house prices being now amongst the highest in the UK for key occupational workers. Finally the Plan notes the high dependency on private transport and the implications of a car dependency on emissions and air quality.</p> <p>SHORT-SIGHTED. This analysis high lights trends in house prices and transport but makes no attempt to quantify any of the outcomes at the end of the Plan period in 2036. What will prices be in 2036? This is a gap. It also fails to look further ahead by another 20 or 40 years to the 2080's. From a sustainability perspective this is a big hole in shrewd thinking.</p> <p>LIMITATIONS It is certain that most predictions in the Plan will be wrong. This is not a criticism. It is a reflection on incomplete base data, and changing circumstances. The prudent way forward is to plan for a range of outcomes, not one selected outcome. Which is why a sustainable local plan must look much further ahead. It must look at long term trends, and solutions. For example 60year potential housing locations and the infrastructure they will demand if dependency on private cars is to be significantly constrained. These long term perspectives are omitted. They are the essence of sustainable planning. If their inclusion exceeds the council's authority then the Council must notify the Government its housing aspirations cannot be achieved without new local powers. Ignoring the dilemma, or hoping that they can be delivered is not sufficient. Other councils are grappling with these challenges. West Berkshire's approach is not apparent. (See Planning Resource, How a group of Oxfordshire councils secured £215m. of government infrastructure cash; 8 February 2018; by Stuart Watson).</p>	<p>Noted.</p> <p>Local Plans must be deliverable within the chosen time period. Levels of uncertainty and unforeseen events increase over time, indeed the proposed new NPPF requires local plan policies to be reviewed at least once every 5 years to ensure it remains current and up to date.</p>
Thatcham Town Council	<p>Inclusion of 'Provision for Young People' as a sustainability issue</p> <p>'Affordable Housing' as a separate issue that is distinct from wider 'Housing'</p>	Although under the banner of 'Housing' the scoping report and baseline information makes a clear distinction between the

Respondent	Summary of Response	Council Response
	'Flood Risk' to also incorporate 'Flood Prevention'	different needs for accommodation as assessed by the SHMA.  Text amended to include alleviation.
West Waddy ADP for Gerald Palmer Eling Trust	No	Noted.
WYG for Donnington New Homes	<p>Donnington New Homes is supportive of the approach set out in the Sustainability Appraisal Scoping Report and considers that the objectives and issues which have been identified, provide an appropriate way in which to assess the sustainability of policies and proposals in the new local plan. In particular, SA Objectives 1 (to enable the provision of housing to meet identified need in sustainable locations) and 4 (to promote and maximise opportunities for all forms of safer and sustainable travel) are welcomed.</p> <p>Table 2 identifies Key Sustainability Issues for the district. These include specific housing pressures including an ageing population, affordability and the way in which the high cost of housing will result in problems with staff recruitment and retention, affecting not only the local economy but also the vitality and vibrancy of the district</p> <p>Table 2 also identifies that a sustainable transport system can have both economic and environmental benefits.</p> <p>It is believed that the proposed urban extension at Sandford Park South can make an important contribution to addressing these issues and meeting the SA Objectives. The development of Sandford Park, as set out in adopted policy CS3 and the Sandford Park SPD and now being brought forward by planning applications submitted in March 2018, will deliver up to 1,500 new homes and support a range of options for sustainable travel. These include footpaths and cycle routes as well as the phased provision of bus services, ultimately routeing through the site from Monks Lane to Andover Road.</p> <p>The proposed southern extension to Sandford Park will help deliver up to 500 additional homes in a sustainable location, maximising opportunities for sustainable travel and helping meet the objectives proposed in the SA Scoping Report. Its allocation will also mean that about 2,000 dwellings will be delivered at Sandford Park. <i>[Please see attached document for further details of the site]</i></p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Joy and Marc Schlaudraff	Yes ! See above question 5. What has been termed a key sustainability issue, isn't in fact a sustainability issue. It is an issue of the historic landscape and non-built environment.	

Respondent	Summary of Response	Council Response
	<p>However, if small major development (between 25-50 houses) were allowed, on all suitable sustainable location sites, in close proximity to Rural Service Centres eg Burghfield Common and Theale, this would sort the housing crisis, before it overcomes us.</p> <p>If looked into many of these sites are, in fact, suitable for development. We just don't like change. Once its happens, we'll adjust to it.</p> <p>If we don't make some areas now semi-rural in development, the housing crisis will overtake us, and we could end up with urban environments, instead of more balanced semi-rural ones, where there is a good balance between nature and houses, with houses in beautiful surroundings. What not to like?</p> <p>Paragraphs 80 – 85 of the new draft nppf, should be given great weight</p>	<p>Noted.</p>
<p>Woolf Bond Planning for Donnington New Homes</p>	<p>We agree these sustainability objectives are appropriate.</p>	<p>Noted.</p>
<p>Pegasus Planning Group Ltd for Donnington New Homes</p>	<p>No – I am not aware of any issues that should be added or removed.</p>	<p>Noted.</p>
<p>Environment Agency</p>	<p>For the above question you should consider adding in another sustainability issue which is conservation and enhancement of river corridors which includes their ecological buffer zones from the top of the river bank. These are usually 8-10 metres in width.</p>	<p>The issue is addressed more generically in terms of ecosystems, species and habitats.</p>
<p>Mr Julian Worth</p>	<p>As indicated in response to Qu1, mineral extraction, which impacts significantly on the subjects considered in the Local Plan, notably landscape and water. In general, extraction in new areas should be opposed - alternative sources of aggregates are available, notably through the Theale rail depots, and despoilation of West Berks can be avoided by making greater use of these alternatives</p>	<p>These issues are addressed by the Minerals and Waste Local Plan that is in preparation, which includes objectives for sustainable locations with respect to flooding and the avoidance of harm to the North Wessex Downs AONB, Scheduled Monuments, Special Areas of Conservation and other interests of acknowledged importance. The Scoping Report for the Local Plan Review, similarly includes sustainability objectives for the protection and conservation of landscape and water amongst others.</p>

Respondent	Summary of Response	Council Response
Stratfield Mortimer Parish Council	Please see response to question 3. In particular the need to include other infrastructure requirements such as good broadband and those associated with quickly changing transport trends such as electric and autonomous vehicles. The inclusion of more social attitude surveys would help identify what people actually want as opposed to simply extrapolating existing trends.	See Council response in Q3.
Carter Planning for Mr R.L.A. Jones	No.	Noted.
Burghfield Parish Council	One of the biggest local issues we currently face is the low proportion of affordable housing being constructed, in part because developers are able escape from their responsibilities by claiming lack of viability. This problem needs to be urgently addressed with central Government.	Noted.
Burghfield NDP Steering Group	One of the biggest local issues we currently face is the low proportion of affordable housing being constructed, in part because developers are able escape from their responsibilities by claiming lack of viability. This problem needs to be urgently addressed with central Government. We should also seek to address the issue of sustainability in the longer term. We can not go on allocating additional land for housing and other development every few years. We need to work locally and nationally to find a way of curbing the need for continuing to build on agricultural and other greenfield land.	Noted.
North Wessex Downs AONB	Green Infrastructure should not simply be about new routes/links it should also focus on improving existing routes and links within both rural and built environments, such as the river corridor/canal.	Text amended to include existing routes and links.
Turley Associates for North East Thatcham Consortium	<p>The Consortium considers that the following amendments and additions to the key sustainability issues should be undertaken by West Berkshire Council which, in turn, should result in policies that secure greater economic, social and environmental benefit:</p> <ul style="list-style-type: none"> <li>• Communities and Well Being (Education/ Skills) – There is an acute need for additional Primary and Secondary School places within Newbury and Thatcham</li> <li>•</li> <li>• Communities and Well Being (Housing) - In addition to a significant need for both private and affordable housing there is also a greater need for the provision of family housing within West Berkshire as a result of Readings provision of a greater number of flats</li> <li>•</li> </ul>	<p>Text added to Education Issues in the main report to emphasise need. Text added to reflect the broader outcomes of the collaboration between West of Berkshire authorities. The opportunities to address deprivation needs to be taken across the District and is not exclusive to Newbury and Thatcham. Noted. Text added to Climate Change issues to include reference to 'sustainable locations'.</p>

Respondent	Summary of Response	Council Response
	<ul style="list-style-type: none"> <li>• Communities and Well Being (Deprivation) – There is a need to positively address the areas of deprivation within the District with an opportunity in Thatcham and Newbury for new development to provide long term benefits</li> <li>• Communities and Well Being (Community Facilities) – There is a need to ensure appropriate community and leisure facilities are provided across West Berkshire in line with projected growth of both housing and the economy.</li> <li>• Climate Change and Resource Efficiency (Climate Change) – Significant reductions in Greenhouse Gas emissions can be secured through the location of major new development in sustainable locations which include those that provide the most opportunity for the use of sustainable modes of transportation.</li> <li>• Economy and Infrastructure (Employment Land) – Recent evidence indicates a need for the provision of employment land which in combination with growth in housing could result in an increase in commuting within the District through more sustainable modes of transportation</li> <li>• Economy and Infrastructure (Sustainable Transport) – To reduce reliance on the private car, development should be located in areas whereby key services, facilities and employment opportunities are accessible by sustainable modes of transportation such as train, bus, cycling and walking.</li> </ul>	<p>Noted.</p> <p>Text added to Appendix 2 and Sustainability Issues in the main report to show links between transport and the location of sustainable developments.</p>
<p>Planning Transport Team, West Berkshire District Council</p>	<p>No</p>	<p>Noted.</p>
<p>Mid &amp; West Berks Local Access Forum</p>	<p>It must be recognized that development should not compromise existing ‘green infrastructure’ without replacement of green infrastructure which is equivalent or better than existing (see the MWBLAF policy above). Focussing on where people live is reasonable but bear in mind that green infrastructure needs to be preserved and improved from where people take exercise which is not necessarily where they live, eg. to public open spaces, such as commons, where many dogs are exercised; from equestrian livery yards where horses are kept. Integration of off-road access within and from new developments by the thoughtful provision of off-road paths where they are required, and in the context of existing open spaces and the rights of way network, will help discourage car use to popular sites.</p>	<p>Noted. Text added.</p>
<p>British Horse Society</p>	<p>It is essential that the horse industry is fully recognized, based on sound evidence, as contributing to the economy, leisure &amp; recreation, health and well-being in all the appropriate local plans <b>IF</b> it is to thrive and continue to contribute to the West Berks economy.</p>	<p>Noted.</p>

Respondent	Summary of Response	Council Response
	<p>Plans need to refer to the provision equestrian accommodation (from professional establishments which offer training, to livery yards and use of individual fields where field shelters may be required) and places to ride including public paths / bridleways and other open spaces.</p> <p>So often, my experience is that inclusion of equestrians, particularly on new paths, has to be fought for with each application or project even though equestrian needs are recognized in the current West Berkshire Active Travel Plan &amp; Local Development Plan. Walking &amp; cycling is automatically catered for as a hopeful means of alternative travel even without evidence that the provision of cycle paths has significantly increased cycling uptake.</p> <p>It should be noted that the urban fringe is a popular place for equestrian establishments because many horse riders live in urban areas and <u>not</u> at the premises where horses are kept. Thus equestrian establishments on the urban fringe can be under threat from housing developments and need protection. A prime example of an establishment close to an urban location is Hall Place Equestrian Centre located in Tilehurst and on the fringe of the population of Reading (<a href="http://hallplaceequestriancentre.co.uk">http://hallplaceequestriancentre.co.uk</a>). Another is the carriage driving centre at Sheldon Farm, Tidmarsh and Celebration Carriages at Poplar Farm, Cold Ash (<a href="http://www.celebration-carriages.co.uk">http://www.celebration-carriages.co.uk</a>). Such establishments need recognition &amp; protection as they contribute to the economy, employment, health &amp; well-being of the human population.</p>	

**Q7: Are the objectives suitable in the context of the West Berkshire Local Plan Review?**

Number of responses received: 19

Respondent	Summary of Response	
Mr Francis Connolly	As my answer under question 6 for the area south of M4 J11	Noted.
Hampshire County Council	Yes, the objectives are suitable in the context of the WBLP Review.	Noted
Ian Campbell	<p>The Local Plan seems to set in place a a set of sustainability objectives. This I welcome. The snag is the input data is so massive that the reality is what matters more is what is left out, not what is put in.</p> <p>For example, in (Table 3) the column ‘Suggested indicators’ for the provision of housing ‘to maximise the provision to meet identified (demand) the Plan puts forward the number of housing completions as an indicator.</p> <p>TOO RISKY? The simplistic, rational answer is to give back to owners of the countryside the right to develop their land. Although it is not a solution I support the supply of new homes would rocket up because the scarcity is massive. The obvious consequence is that large parts of the open countryside in West Berkshire will be built over in a random way.</p> <p>If national land protection policies remain in place then the new homes following restoration of development rights will only be built on unprotected land. There is plenty of that in the east and south of the council district. A policy on these lines justifies Grazeley, at least in part. But it also justifies other unprotected land areas in the vicinity too. Untested with like locations Grazeley is premature.</p> <p>As the Plan recognises house prices are too high, it is apparent the remedy lies in the hands of the council. This sequential analysis is ignored in the Plan. Without it the next generation must conclude there is another agenda, which remains unstated.</p> <p>EFFICIENT LAND USE. A second SA Objective (4) is ‘to promote and maximise opportunities for all forms of safe and sustainable travel. This is a worthy objective with no teeth. To minimise additional private cars on the public road system additional travel modes of similar appeal must be offered. This can only be viable in new settlements of medium and high densities. The fleeting mention of a new settlement policy does not convince me the council have the understanding, let alone the capacity to deliver such a futuristic outcome. Over a long timescale; over a large area; with suitable cross-border governance in place, a sustainable travel solution becomes realistic. It also fulfils section 7, ‘to promote and improve the efficiency of land use. Indeed the benefits will, be overlapping for several indicators.</p>	<p>Noted</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Respondent	Summary of Response	
West Waddy ADP for Gerald Palmer Eling Trust	Yes	Noted.
Joy and Marc Schlaudraff	See above 2 answers. No. The first objective isn't. Its overdone, and out of date. See draft paragraphs 80- 85 of the new draft nppf.	Noted.
Woolf Bond Planning for Donnington New Homes	We welcome the inclusion of an objective relating to housing that acknowledges the need for joint working with other Berkshire authorities, the need to meet objectively assessed need for market and affordable housing up to 2036 and the need to provide a mix of house sizes, types and tenures.	Noted.
Pegasus Planning Group Ltd for Donnington New Homes	Yes – these objectives appear suitable in the context of the review.	Noted.
West Berkshire Council Energy Team	<p>Headline Objective 4 talks about maximising the opportunity for all forms of safe and sustainable travel BUT there is no mention of Low Emission Vehicles (LEV) in any of the detail and this is potentially a massive omission in terms of the way in which existing and future UK strategy / legislation / fiscal incentives are focusing on the adoption of low emission vehicles and associated infrastructure. If not under Objective 4 then LEV and associated infrastructure should be considered under Objective 9.</p> <p>Consider whether the first sub-category under Headline Objective 8 (To reduce energy use and promote the development and use of sustainable /renewable energy technologies) could be further split to reflect the relative importance and differences of these areas, and to allow more specific indicators to be adopted, for example:</p> <ul style="list-style-type: none"> <li>a) To reduce Energy Use (reduce kWh),</li> <li>b) Promote the use of new or preferred energy technologies ('Smart' towns)</li> <li>c) Promote the use of renewable energy generation and energy storage</li> </ul>	<p>Indicators for LEV and charge points added to Objective 9.</p> <p>Indicators added.</p>
Stratfield Mortimer Parish Council	As far as the objectives are concerned it could be argued that some of them are contradictory, but this may well be intentional and acceptable. For example, to promote the opportunity for travel may contradict the aim of conserving and enhancing the natural environment.	<p>Noted.</p> <p>Noted. An objective to minimise is not sufficiently specific or measurable. This</p>

Respondent	Summary of Response	
	Of more significance is the objective of promoting and maximising opportunities for all forms of safer and sustainable travel. Surely in sustainability terms should not the first action be to minimise the need to travel? Only when a trip is necessary should it be safe and sustainable. Similarly should not the objective about emissions start off with eliminating the need for unnecessary emissions before going any further?	objective seeks to positively provide the means to reduce the need to travel. The objective is in line with UK commitments to reduce emissions by 80% by 2050. Should the UK change the target, the Local Plan will take the change into account.
Carter Planning for Mr R.L.A. Jones	Yes. As stated meeting housing needs is considered to be the single most important objective in the District. We support the Number 1 SA Objective being the provision of housing to meet identified needs in sustainable locations.	Noted.
Burghfield Parish Council	Yes. It is particularly good to see reference to the need to increase energy storage from renewable technologies (page 24) in ways that may become available from current research into battery power and other areas. This should enable us to store energy harvested from solar power and wind for use during periods of darkness and calm conditions, and may thus substantially increase the proportion of the energy we use that is derived from renewable resources.	Noted.
Burghfield NDP Steering Group	Yes. It is particularly good to see reference to the need to increase energy storage from renewable technologies (page 24) in ways that may become available from current research into battery power and other areas. This should enable us to store energy harvested from solar power and wind for use during periods of darkness and calm conditions, and may thus substantially increase the proportion of the energy we use that is derived from renewable resources. One action we could take now would be to provide facilities for charging car batteries in new developments.	Noted.
North Wessex Downs AONB	Yes, how the objectives will be achieved is another matter.	Noted.
Turley Associates for North East Thatcham Consortium	The Consortium has reviewed the SA Objectives and notwithstanding our comments in response to Question 8 considers them to be broadly suitable in the context of the West Berkshire Local Plan Review. As stated above, it is possible that the objectives may need amendment following the identification of new baseline data or evidence further into the Local Plan Review process.	Noted. Noted.
Historic England	We are pleased to see the historic environment included in a Sustainability Objective. However, we would prefer a separate objective specifically for the historic environment/ heritage assets – the natural and historic environments are both significant matters in their own right, worthy of	Where a number of topics have objectives in common such as ‘character and distinctiveness’ and ‘conserve and enhance’

Respondent	Summary of Response	
	<p>separate consideration. There is a danger that conflating the two could mask effects on one or the other.</p> <p>Whether a separate objective or not, reference should be made to the significance/special interest of the historic environment/heritage assets – the significance/special interest is what is important about heritage assets and what should be conserved or enhanced (as well as the asset itself).</p>	<p>here then they have been include in a headline objective. However each have their separate clear sub-objectives and indicators.</p> <p>There is a suggested indicator of enhancement of the significance in relation to major developments.</p>
	Yes – these objectives appear suitable in the context of the review.	Noted.
West Berkshire Council Archaeology Team	'To protect, and enhance the built and historic environment including heritage assets' – don't consider that the word built is necessary as this is a sub-set of the historic environment	The text follows that used in the NPPF. 'Built environment' goes beyond that which is historic.
Mid & West Berks Local Access Forum	They seem so. We particularly support inclusion of objective H 'Green Infrastructure & healthy Living' as a distinct objective.	Noted.
British Horse Society	Yes	Noted.

**Q8: Are there any other additional objectives that should either be included or are there any that should be removed?**

Number of responses received: 20

Respondent	Summary of Response	Council Response
Mr Francis Connolly	Not at present	Noted.
Mr Ian Campbell	<p>The Local Plan seems to set in place a a set of sustainability objectives. This I welcome. The snag is the input data is so massive that the reality is what matters more is what is left out, not what is put in.</p>	Noted.
	<p>For example, in (Table 3) the column 'Suggested indicators' for the provision of housing 'to maximise the provision to meet identified (demand) the Plan puts forward the number of housing completions as an indicator.</p>	
	<p>TOO RISKY? The simplistic, rational answer is to give back to owners of the countryside the right to develop their land. Although it is not a solution I support the supply of new homes would rocket up because the scarcity is massive. The obvious consequence is that large parts of the open countryside in West Berkshire will be built over in a random way.</p>	Noted.
	<p>If national land protection policies remain in place then the new homes following restoration of development rights will only be built on unprotected land. There is plenty of that in the east and south of the council district. A policy on these lines justifies Grazeley, at least in part. But it also justifies other unprotected land areas in the vicinity too. Untested with like locations Grazeley is premature.</p>	Noted.
	<p>As the Plan recognises house prices are too high, it is apparent the remedy lies in the hands of the council. This sequential analysis is ignored in the Plan. Without it the next generation must conclude there is another agenda, which remains unstated.</p>	Noted.
	<p>EFFICIENT LAND USE. A second SA Objective (4) is 'to promote and maximise opportunities for all forms of safe and sustainable travel. This is a worthy objective with no teeth. To minimise additional private cars on the public road system additional travel modes of similar appeal must be offered. This can only be viable in new settlements of medium and high densities. The fleeting mention of a new settlement policy does not convince me the council have the understanding, let alone the capacity to deliver such a futuristic outcome.</p>	Noted.

Respondent	Summary of Response	Council Response
	Over a long timescale; over a large area; with suitable cross-border governance in place, a sustainable travel solution becomes realistic. It also fulfils section 7, 'to promote and improve the efficiency of land use. Indeed the benefits will, be overlapping for several indicators.	
West Waddy ADP for Gerald Palmer Eling Trust	Not that I am aware of.	Noted.
Joy and Marc Schlaudraff	<p>Yes. We should have an objective to do our bit, to help the nation and ourselves supply enough housing.</p> <p>We admit shamelessly that we are one of the UKs most wealthy regions, yet we are appearing to be very selfish in our refusal to put beautiful housing in beautiful surroundings for others, before historic conservation.</p> <p>The first objective should either be removed, or put last on the list of priorities.</p>	<p>Noted.</p> <p>Noted.</p> <p>The Council believes the provision of housing to meet identified need is essential.</p>
Woolf Bond Planning for Donnington New Homes	We welcome the inclusion of an objective relating to housing that acknowledges the need for joint working with other Berkshire authorities, the need to meet objectively assessed need for market and affordable housing up to 2036 and the need to provide a mix of house sizes, types and tenures.	Noted.
Pegasus Planning Group Ltd for Donnington New Homes	Yes – given the value of tourism to the economy, a new objective should be added regarding improving and promoting opportunities for tourism in West Berkshire.	This would be a policy consideration for the objectives of the Local Plan Review. The sector would fall within Objective 10 with respect to supporting key sectors as part of realising a strong, diverse and sustainable economic base.
Mr Julian Worth	Reduction and elimination of mineral extraction which is a highly damaging and unsustainable activity	Noted.

Respondent	Summary of Response	Council Response
Stratfield Mortimer Parish Council	<p>There does not seem to be an overall vision/objective which puts these objectives in context. Without such a context it is difficult to determine if there are any missing objectives because the totality of the aim of the analysis is not stated.</p> <p>However, even without such an overall objective it is evident that specific objectives concerned with happiness, community spirit and health and wellbeing would start to bring into play the aspirations of individuals and communities. It is considered important that the individuals aspirations are considered as they are the ultimate beneficiaries of good policies.</p>	<p>The purpose and scope of the Report is set out in the main body of the Report.</p> <p>Health and well-being is addressed as an objective. The Council does not have practicable means to measure happiness and community spirit. However, the objectives and indicators do address contributory factors such as providing needed housing, improving access to community infrastructure, reducing fear of crime, availability of transport, conserving and enhancing the environment and heritage.</p>
Carter Planning for Mr R.L.A. Jones	No.	Noted.
Burghfield Parish Council	There should be a stronger statement under objectives about the importance of maintaining and enhancing the local environment. What at present appears under G. does not quite fill the bill because not all that we might wish to conserve is part of our "local distinctive character and identity". Perhaps begin this section "To conserve and enhance the distinctive and otherwise desirable features of the built, historic and natural environment.....".	The sub-objectives define the character and distinctiveness ie biodiversity, landscape and historic environment which lead to specific indicators of those features or assets.
Burghfield NDP Steering Group	There should be a stronger statement under objectives about the importance of maintaining and enhancing the local environment. What at present appears under G. does not quite fill the bill because not all that we might wish to conserve is part of our "local distinctive character and identity". Perhaps begin this section "To conserve and enhance the distinctive and otherwise desirable features of the built, historic and natural environment.....".	The sub-objectives define the character and distinctiveness ie biodiversity, landscape and historic environment which lead to specific indicators for each of those features or assets.
North Wessex Downs AONB	No. Objectives should always aim to enhance rather than simply conserve and where possible enhance, each development should provide a net gain to landscape character and biodiversity.	Text amended.

Respondent	Summary of Response	Council Response
	<p>Pg 25 last few paragraphs state that impacts on the natural environment are heavily dependent on the siting and type of development, it should also include scale and design.</p> <p>Objective G should include environment in the title</p>	<p>Text added.</p> <p>Noted for the Local Plan Review Scoping Report consultation response.</p>
<p>Turley Associates for North East Thatcham Consortium</p>	<p>The Consortium does not consider that any additional objectives are warranted however we do have a number of suggested amendments and additions to the sub-objectives and indicators used to assess the impact upon the SA objective. For ease of reference our suggested amendments are placed here acknowledging that this responds to Questions 8 and 9 and which are as follows:</p> <ul style="list-style-type: none"> <li>• <b>SA Objective 1-New Sub objective:</b> The Consortium suggests the inclusion of a new sub-objective as follows; <ul style="list-style-type: none"> <li>○ To locate new development in sustainable locations with access to an appropriate range of services and facilities through sustainable modes of transportation <ul style="list-style-type: none"> <li>▪ Suggested Indicators – Allocation in accordance with the Settlement Hierarchy; Services and Facilities accessible by sustainable modes of transportation such as walking, cycling and public transportation</li> </ul> </li> </ul> </li>   <li>• <b>SA Objective 2:- New Sub objective:</b> The Consortium suggests the inclusion of a new sub- objective as follows; <ul style="list-style-type: none"> <li>○ To tackle deprivation and inequality in the District <ul style="list-style-type: none"> <li>▪ Suggested Indicators – Proximity to deprived areas; the use of specific measures to tackle deprivation including employment and training opportunities</li> </ul> </li> </ul> </li> </ul>	<p>The Sustainability Appraisal objectives need to read as a whole when considering a sustainable development. Thus, the table includes objectives and indicators that address sustainable travel of all forms, access to community infrastructure etc. The suggested indicator regarding allocation is a policy matter to be decided.</p> <p>The Sustainability Appraisal objectives need to read as a whole when considering a sustainable development. Thus, the table includes objectives and indicators that address sustainable travel of all forms, access to community infrastructure, encouragement of employment opportunities and provision of affordable housing etc</p> <p>Noted, however this indicator is too restrictive. Suggested alternative is,</p>

Respondent	Summary of Response	Council Response
	<ul style="list-style-type: none"> <li>• <b>SA Objective 3- New Indicator:</b> The Consortium suggests the inclusion of a new indicator to measures the success of this SA Objective which is as follows:                             <ul style="list-style-type: none"> <li>○ Number of new primary or secondary school places provided by the proposed development</li> </ul> </li>   <li>• <b>SA Objective 4 – New Indicator:</b> In order to encourage and identify new development in the most sustainable locations the Consortium suggests the inclusion of a new indicator within SA Objective 4 which is as follows:                             <ul style="list-style-type: none"> <li>○ Percentage of new development within walking or cycling distance of a train station</li> </ul> </li>   <li>• <b>SA Objective New Indicator:</b> The Consortium suggests the following indicator                             <ul style="list-style-type: none"> <li>○ Percentage of new development within walking or cycling distance from an existing town centre</li> </ul> </li>   <li>• <b>SA Objective 8 – Amendments to existing indicators:</b> In order to align with national policy for sustainable design and construction and to utilise metrics that allow the assessment of a wide range of development types and sizes, the Consortium suggests the following amendments to the indicators associated with SA Objective 8:                             <ul style="list-style-type: none"> <li>○ % of commercial buildings meeting either BREEAM Very Good or Excellent standard</li> <li>○ % of energy generated from renewable or low carbon energy sources</li> </ul> </li> </ul> <p>The Consortium considers that the amendments below will allow for a more effective implementation of the SA Framework for both policies and proposed allocations however we reserve the right to make further comments once we have reviewed the methodology deployed to update the Settlement Hierarchy and carry out the assessment of each proposed allocation. Key to SA objectives 1 and 4 are the distances utilised to measure the sustainability of a proposed location with respect to key services and facilities.</p>	<p>“Percentage of the Community Infrastructure Levy expended on elements of community infrastructure.”</p> <p>This indicator is too restrictive and lacks definition of ‘distance’ which would be highly variable according to ability.</p> <p>An alternative indicator is suggested:</p> <p>“Percentage of new developments that connect to the local walking and cycling networks.”</p> <p>Text amended.</p> <p>Noted.</p>

Respondent	Summary of Response	Council Response
	<p>It is also appropriate to acknowledge the potential benefits of multi-modal travel which may involve a short walk to a bus stop and then a longer journey to a key destination but which can be regarded as a sustainable travel choice.</p> <p>Within the SA methodology deployed it will also be important to understand the role of mitigation such as sustainable travel plans which can significantly improve the sustainability of a sites location but which is not apparent should the assessment rely on existing baseline or GIS data.</p>	<p>Noted</p> <p>The SA is conducted prior to constraint of policy.</p>
<p>Pro Vision for Audley Group</p>	<p>With reference to comments on behalf of Audley Group on the Local Plan Review, the Sustainability Appraisal (SA) Objectives should also include supporting sustainable development in the rural areas. The SA objectives do not distinguish between the urban and rural areas despite the different sustainability considerations in these areas.</p> <p>The benefit of appropriate development in the rural areas should not be underestimated. Paragraph 28 of the NPPF states that LPAs should:</p> <p>“support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.”</p> <p>And</p> <p>“promote the retention and development of local services and community facilities in villages, such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship”.</p> <p>This theme is expanded in the Draft Revised NPPF under the sub-heading “Supporting a prosperous rural economy”.</p> <p>Draft paragraph 85 states:</p> <p><i>“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found outside existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an</i></p>	<p>Noted. The issue of distinguishing between spatial areas, whether by geography or primary land use, will be taken forward as the Local Plan Review progresses.</p>

Respondent	Summary of Response	Council Response
	<p><i>unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land and sites that are well-related to existing settlements should be encouraged where suitable opportunities exist”.</i></p> <p>The sustainability objectives for the revised local plan, which form the foundation to the revised policy, should therefore be explicit in recognising the different challenges and opportunities in the rural areas of the district.</p>	
Woolf Bond Planning for Donnington New Homes	We welcome the inclusion of an objective relating to housing that acknowledges the need for joint working with other Berkshire authorities, the need to meet objectively assessed need for market and affordable housing up to 2036 and the need to provide a mix of house sizes, types and tenures.	Noted.
Historic England	<p>The key emerging local level objectives for the historic environment should be summarised as “conserve and enhance the historic environment”.</p> <p>We welcome West Berkshire Local Plan Review Objective G, although it should also refer to the significance/special interest of heritage assets (what it is that makes them important).</p>	Text amended.  Noted. To be considered further as part of the Council’s response to the Local Plan Review Scoping Report consultation.
Pegasus Planning Group Ltd for Donnington New Homes	No- we are not aware of any additional objectives that should either be included or removed.	Noted.
West Berkshire Council Archaeology Team	It is dismaying seeing that Culture has the highest number of impacts from other objectives classed as ‘neutral’, or the other way round, the lowest number of positive impacts from the other objectives set out in the SA and the Local Dev Plan. This is noted in the text, but no mitigation is suggested. We should be looking particularly at improving communication between parties involved in delivering each objective so as to manage this as best as we can.	Noted.
West Berkshire District Council Transport Team	No	Noted.
Mid & West Berks Local Access Forum	Nothing has come to mind so far.	Noted.

**Q9: It may be necessary to rank the objectives to assess options. Do you have any comments on those which hold particular importance?**

Number of responses received: 20

Respondent	Summary of Response	Council Response
Mr Francis Connolly	Most important is to ensure deliverability	Noted.
Mr Ian Campbell	<p>The Local Plan seems to set in place a a set of sustainability objectives. This I welcome. The snag is the input data is so massive that the reality is what matters more is what is left out, not what is put in.</p> <p>For example, in (Table 3) the column 'Suggested indicators' for the provision of housing 'to maximise the provision to meet identified (demand) the Plan puts forward the number of housing completions as an indicator.</p> <p>TOO RISKY? The simplistic, rational answer is to give back to owners of the countryside the right to develop their land. Although it is not a solution I support the supply of new homes would rocket up because the scarcity is massive. The obvious consequence is that large parts of the open countryside in West Berkshire will be built over in a random way.</p> <p>If national land protection policies remain in place then the new homes following restoration of development rights will only be built on unprotected land. There is plenty of that in the east and south of the council district. A policy on these lines justifies Grazeley, at least in part. But it also justifies other unprotected land areas in the vicinity too. Untested with like locations Grazeley is premature.</p> <p>As the Plan recognises house prices are too high, it is apparent the remedy lies in the hands of the council. This sequential analysis is ignored in the Plan. Without it the next generation must conclude there is another agenda, which remains unstated.</p> <p>EFFICIENT LAND USE. A second SA Objective (4) is 'to promote and maximise opportunities for all forms of safe and sustainable travel. This is a worthy objective with no teeth. To minimise additional private cars on the public road system additional travel modes of similar appeal must be offered. This can only be viable in new settlements of medium and high densities. The fleeting mention of a new settlement policy does not convince me the council have the understanding, let</p>	Noted.

Respondent	Summary of Response	Council Response
	<p>alone the capacity to deliver such a futuristic outcome. Over a long timescale; over a large area; with suitable cross-border governance in place, a sustainable travel solution becomes realistic. It also fulfils section 7, 'to promote and improve the efficiency of land use. Indeed the benefits will, be overlapping for several indicators.</p>	
<p>Thatcham Town Council</p>	<p>Housing should be a priority given the national need for more house building.</p>	<p>Noted.</p>
<p>West Waddy ADP for Gerald Palmer Eling Trust</p>	<p>Housing is of particular importance as it is not only needed to ensure a good standard of living but is an essential requirement. It should therefore be given the highest ranking.</p>	<p>Noted.</p>
<p>Joy and Marc Schlaudraff</p>	<p>Yes !</p> <p>The whole chart (Summary of Key Emerging Local Level Objectives, at end of Appendix 1) has got the priorities back to front !</p> <p>The objectives are right in the main, but should read from bottom to top, not top to bottom.</p> <p>They should read:</p> <p>Economy and Infrastructure</p> <p>Communities and Wellbeing</p> <p>Climate change and resource efficiency</p> <p>Biodiversity and green infrastructure</p> <p>Landscape, townscape and cultural heritage</p>	<p>Noted.</p> <p>Noted. The thematic topics are not ranked.</p>

Respondent	Summary of Response	Council Response
	<p>Read them through in that order, and it all makes more sense. This would be far more successful and address needs quickly.</p> <p>Agriculturally poor land, in addition, should be allowed to develop, where in sustainable locations, and not have to be a designated official farm, in order to diversify. That is just ridiculous</p>	
Woolf Bond Planning for Donnington New Homes	We welcome the inclusion of an objective relating to housing that acknowledges the need for joint working with other Berkshire authorities, the need to meet objectively assessed need for market and affordable housing up to 2036 and the need to provide a mix of house sizes, types and tenures.	Noted.
Pegasus Planning Group Ltd for Donnington New Homes	<p>SA Objective 1: 'To enable provision of housing to meet identified need in sustainable locations' should be considered the most important objective. The core tenet of the NPPF is the presumption in favour of sustainable development, as the government attempts to increase the supply of housing. The Local Plan to 2036 will likely have a higher OAN when it is calculated using the government's new standardised method, meaning that more sites will need to be allocated for housing in the Local Plan to 2036. The objective within this, 'To enable provision of housing to meet all sectors of the community, including those with specialist requirements' is also very important. The Draft Revised NPPF reiterates the importance of providing more accessible housing units for older people, and this objective will help this to be achieved. However, it would be helpful if more specific reference could be added to meeting the needs of older people.</p> <p>SA Objective 2: 'To improve health, safety and wellbeing and reduce inequalities' is also a very important objective. As more housing is developed, and areas become denser, it is more important than ever that green space exists to be used by those who do not easily have access to it at home. The objective within this, 'To enable the protection and enhancement of high quality multi-functional green infrastructure across the District' reiterates that protecting existing green space, and creating new, useable green space, is an essential part of new development.</p> <p>SA Objective 3: 'To improve access to education, health and other services' is also an important objective. Given growing populations and the quantity of new housing being developed, community uses are extremely valuable for maintaining existing communities, and bonding new communities together.</p>	<p>Noted.</p> <p>Indicator for older people housing added.</p> <p>Noted.</p> <p>Noted.</p>

Respondent	Summary of Response	Council Response
Stratfield Mortimer Parish Council	<p>There does not seem to be an overall vision/objective which puts these objectives in context. Without such a context it is difficult to rank objectives as they all contribute differently to different aspirations. With such an overall vision/objective the public may be able to make informed choices. This is not the case at present.</p> <p>For instance if the overall object is to be able to sustain a better lifestyle without putting future generations at risk then objective 7 seems to have little bearing.</p>	Noted for policy formulation.
Carter Planning for Mr R.L.A. Jones	The Respondent supports the Council's objectives. In particular the Respondent fully supports the Number 1 objective "To enable the provision of housing to meet identified need in sustainable locations". This should remain the Number 1 objective of the new Local Plan.	Noted.
Burghfield Parish Council	All ten objectives are very important, and we would not wish to rank them. Indeed, they could be listed in alphabetical order to emphasise that they are not ranked.	Noted.
Burghfield NDP Steering Group	All ten objectives are very important, and we would not wish to rank them. Indeed, they could be listed in alphabetical order to emphasise that they are not ranked.	Noted.
North Wessex Downs AONB	Yes as one of the greatest pressure is on the natural environment from housing, objective G should be high on the agenda along with objective H and C, whereby efficient use of existing vacant sites are sought first for development before greenfield sites.	Noted.
Turley Associates for North East Thatcham Consortium	<p>The National Planning Policy Framework (NPPF) and the proposed revisions both state that the purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>Paragraph 8 of the proposed Revisions to the NPPF state that the three pillars (economic, social, environmental) of sustainable development should be pursued in mutually supportive ways.</p> <p>With this statement in mind, the Consortium considers that it is difficult to rank the SA objectives in accordance of importance given that all represent the three pillars of sustainable development which must be pursued jointly. As an example, the provision of additional private and affordable housing within the District is an absolute priority social and economic priority yet the SA Scoping</p>	Noted. Ranking difficult within 3 pillars of sustainable development.

Respondent	Summary of Response	Council Response
	<p>Report recognises that this might result in some environmental impacts which, following mitigation could be acceptable to West Berkshire.</p> <p>In practical terms the Consortium recognises that this may require qualitative judgement by the SA Practitioner of the impacts and benefits from any policies or proposed allocations upon the SA objectives. It is therefore of fundamental importance to the SA and Local Plan Review Process that the methodology and conclusions of each key stage of the Local Plan Review are transparent and available for public consultation.</p> <p>Of particular interest to the Consortium will be the methodology deployed by the SA to assess all of the <i>reasonable alternatives</i> (site allocations) to deliver the housing and employment need within the District. There is an established body of case law and best practice to ensure that the SA makes a positive contribution to the selection of the most sustainable options for development within a Local Plan.</p> <p>The Consortium would be pleased to liaise further with West Berkshire Council during the development of the SA Process and Local Plan Review in order to ensure it is robust and in accordance with the necessary guidance and legislation.</p>	<p>Noted. 'Methodology and conclusion of each stage of the Local Plan Review [must] be transparent...'</p> <p>Noted.</p>
Pro Vision for Audley Group	Meeting the accommodation and care needs of the ageing population, which is noted to be higher than the national average in West Berkshire (Sustainability Scoping Report: Table 2, page 17), should be one of the key priorities for the Local Plan Review. Failure to prioritise this issue is likely to have a significantly detrimental affect on the overall housing provision, health and social well-being in the district.	<p>Noted.</p> <p>Indicator for housing for older people added.</p>
Woolf Bond Planning for Donnington New Homes	We welcome the inclusion of an objective relating to housing that acknowledges the need for joint working with other Berkshire authorities, the need to meet objectively assessed need for market and affordable housing up to 2036 and the need to provide a mix of house sizes, types and tenures.	Noted.
Historic England	If it is necessary to rank the objectives to assess options, then we consider that Objective 5 should be accorded particular importance, having regard to statutory requirements regarding listed buildings, scheduled monuments and conservation areas and the clear indications in the National Planning Policy Framework that heritage assets should be conserved and enhanced.	Noted.
Pegasus Planning Group Ltd for	SA Objective 1: 'To enable provision of housing to meet identified need in sustainable locations' should be considered the most important objective. The core tenet of the NPPF is the presumption	Noted.

Respondent	Summary of Response	Council Response
Donnington New Homes	<p>in favour of sustainable development, as the government attempts to increase the supply of housing. The Local Plan to 2036 will likely have a higher OAN when it is calculated using the government's new standardised method, meaning that more sites will need to be allocated for housing in the Local Plan to 2036.</p> <p>SA Objective 9: 'To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change', and the objective within this, 'To sustainable manage flood risk to people, property and the environment' also hold a particular importance. Given the changing climate, and the more frequent occurrence of major flooding events, it is becoming increasingly important to ensure that new development mitigates any potential flood risk to itself, and where possible, reduces flood risk for surrounding areas as well.</p>	Noted.
Transport Team, West Berkshire District Council	<p>The Objectives that in my view hold particular importance are:</p> <p>Objective 10: to support a strong, diverse and sustainable economic base which meets identified needs – on the grounds that the ability to deliver against other objectives is likely to be reliant upon economic performance;</p> <p>Objective 1: to enable provision of housing to meet identified need in sustainable locations – on the grounds that ensuring the availability of housing – of suitable quality - in appropriate, accessible places is intrinsically linked to economic performance and social cohesion.</p> <p>Objective 3: to improve accessibility to community infrastructure;</p> <p>Objective 4: to promote and maximise opportunities for all forms of safe and sustainable travel;</p> <p>Objective 2: to improve health, safety and well-being and reduce inequality</p> <p>- Again these objectives are inter-related; the establishment of and continued support for more sustainable modes of transport under Objectives 3 and 4 can contribute to reducing inequality as well as improving access and enhancing economic opportunities.</p>	<p>Noted.</p> <p>Noted.</p>
Mid & West Berks Local Access Forum	<p>The Forum is not convinced that ranking distinct objectives is appropriate as each is important in its own right. However, it might be noted that it is often said that good health is the most important aspect of life and thus objective H should have a high priority.</p>	Noted.

<b>Respondent</b>	<b>Summary of Response</b>	<b>Council Response</b>
British Horse Society	We are not sure this is a valuable exercise as each objective is important in its own right.	Noted.

**Q10: Do the indicators provide a relevant measure for the associated objectives? If not, then please suggest additional indicators.**

Number of responses received: 21

Respondent	Summary of Responses	Council Responses
Mr Francis Connolly	Generally yes	
Mr Ian Campbell	<p>The Local Plan seems to set in place a set of sustainability objectives. This I welcome. The snag is the input data is so massive that the reality is what matters more is what is left out, not what is put in.</p> <p>For example, in (Table 3) the column 'Suggested indicators' for the provision of housing 'to maximise the provision to meet identified (demand) the Plan puts forward the number of housing completions as an indicator.</p> <p>TOO RISKY? The simplistic, rational answer is to give back to owners of the countryside the right to develop their land. Although it is not a solution I support the supply of new homes would rocket up because the scarcity is massive. The obvious consequence is that large parts of the open countryside in West Berkshire will be built over in a random way.</p> <p>If national land protection policies remain in place then the new homes following restoration of development rights will only be built on unprotected land. There is plenty of that in the east and south of the council district. A policy on these lines justifies Grazeley, at least in part. But it also justifies other unprotected land areas in the vicinity too. Untested with like locations Grazeley is premature.</p> <p>As the Plan recognises house prices are too high, it is apparent the remedy lies in the hands of the council. This sequential analysis is ignored in the Plan. Without it the next generation must conclude there is another agenda, which remains unstated.</p> <p>EFFICIENT LAND USE. A second SA Objective (4) is 'to promote and maximise opportunities for all forms of safe and sustainable travel. This is a worthy objective with no teeth. To minimise additional private cars on the public road system additional travel modes of similar appeal must be</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Respondent	Summary of Responses	Council Responses
	<p>offered. This can only be viable in new settlements of medium and high densities. The fleeting mention of a new settlement policy does not convince me the council have the understanding, let alone the capacity to deliver such a futuristic outcome. Over a long timescale; over a large area; with suitable cross-border governance in place, a sustainable travel solution becomes realistic. It also fulfils section 7, 'to promote and improve the efficiency of land use. Indeed the benefits will, be overlapping for several indicators.</p>	
<p>West Waddy ADP for Gerald Palmer Eling Trust</p>	<p>The housing indicators are:</p> <ul style="list-style-type: none"> <li>• No of housing completions</li> <li>• Affordable housing completions</li> <li>• Housing mix by type and size</li> </ul> <p>These are not sufficient on their own but need to be measured against housing need for each of the sub areas including the rural areas to ensure that housing provision is distributed across the District, including in rural communities, and that the key sustainability issues arising from a lack of housing for key occupational workers; first time buyers and affordable housing are addressed.</p>	<p>Text amended. The Annual Monitoring Report does report by spatial area and in total.</p>
<p>Joy and Marc Schlaudraff</p>	<p>Yes and no.</p> <p>The lower objectives should have a higher priority as before said, and the objectives should be ranked differently.</p> <p>Bottom to top.</p> <p>And the first objective should be left off, as we are giving it far too great place.</p>	<p>Noted.</p>
<p>Woolf Bond Planning for Donnington New Homes</p>	<p>We welcome the inclusion of an objective relating to housing that acknowledges the need for joint working with other Berkshire authorities, the need to meet objectively assessed need for market and affordable housing up to 2036 and the need to provide a mix of house sizes, types and tenures.</p>	<p>Noted.</p>
<p>Pegasus Planning Group Ltd for Donnington New Homes</p>	<p>Many of the indicators do provide a relevant measure for the associated objectives. However, some objectives do require additional indicators if they are to be judged correctly.</p> <p>Objective 2(3), 'To enable the protection and enhancement of high quality multifunctional green</p>	

Respondent	Summary of Responses	Council Responses
	<p>infrastructure across the District' currently does not include an indicator regarding allotments. It is suggested that an additional indicator is added for this objective, which states 'Number of allotments'. This is because allotments are extremely valuable for many people, especially those who are older, who do not have easy access to a garden. As densities increase, the demand for allotments is rising as people seek an area of green space that they can make their own. They are an important part of the overall provision of Green Infrastructure in West Berkshire, and should be considered as such.</p>	<p>Allotments are part of green space and an additional indicator is not considered necessary.</p>
<p>Environment Agency</p>	<p>Under objective 9: "To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change". There is sub heading called "To sustainably manage flood risk to people, property and the environment". There are indicators for the objective concerning flood risk. One of these indicators says,</p> <p>"No of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds"</p> <p>We think this should read:</p> <p>"No of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds"</p> <p>This objective should also include an indicator for no inappropriate development within the floodplain. This follows the guidance for flood risk in the Planning Practice Guidance. Table 3 'Flood Risk vulnerability and flood zone compatibility shows which development vulnerability category from table 2 should not be permitted in certain flood zones.</p> <p>There should also be an indicator about the avoidance of development in the Flood Zones. This ties in with the requirements of the flood risk sequential test.</p> <p>Under objective 5 another indicator to add in should be "conserve and enhance ecological /wildlife corridor value of watercourses and their ecological buffer zones."</p>	<p>Text amended.</p> <p>Indicator added.</p> <p>The suggestion is an objective. Various indicators for biodiversity are included to cover habitats and species across the District.</p>
<p>West Berkshire Council Energy Team</p>	<p>Headline Objective 1 should be more than just about meeting identified need through the number of affordable homes completed. This indicator focuses on the ability for individuals to buy (capital) the house without considering if they can afford to 'run' (revenue) the house. The area of West Berkshire whilst considered affluent still has a number of fuel poverty areas and with increasing</p>	<p>The suggested indicator to test affordability to run a house is beyond the scope of the sustainability appraisal and it is reasonable</p>

Respondent	Summary of Responses	Council Responses
	<p>energy prices, alongside slow wage growth, this issue could potentially worsen across the district without the proper strategic intent and planning. The WBLP review would not be expected to provide the solution on its own but is an important 'tool' as part of the solution.</p> <p>As indicated under the response to question 7, there should be an indicator included under Objective 4 (or Objective 9) that measures the adoption and use of Low Emission Vehicles and their associated infrastructure. For example:</p> <p>"Number of EVs registered in WBC"</p> <p>"Number of public charging points available in West Berks"</p> <p>Under Objective 8, the indicator 'Megawatts generated from renewable energy sources' needs clarification. Is this associated with housing developments or an indicator for the district in its own right? If associated with housing developments then it could be argued that this indicator favours larger developments in that it would be easier for them to achieve any target just through the adoption of one technology such as solar PV. Depending on whether this is a district or housing development indicator, it may be more useful to put such an indicator into context by changing the terminology to something along the lines of:</p> <p>"% of total energy consumption for the district coming from local renewable energy generation" OR</p> <p>"% of the total energy consumption for the housing development coming from on-site renewable energy generation".</p>	<p>to expect that any assessment by a lender would establish affordability.</p> <p>Indicators added.</p> <p>Indicator amended as suggested for District.</p>
Mr Julian Worth	Reducing tonnage of minerals extracted in West Berks, year-on-year	Indicator already included as 'annual primary production'.
Stratfield Mortimer Parish Council	<p>Picking up the point from the previous question, if there was an explicit overall objective it would be a lot easier to see if the indicators were relevant to not only the particular objective but to the overall context of the analysis.</p> <p>Some of the objectives do not seem to be consistent across the page. For instance</p>	

Respondent	Summary of Responses	Council Responses
	<p>7: To promote and improve the efficiency of land use.</p> <p>To maximise the use of previously developed land and buildings where appropriate</p> <ul style="list-style-type: none"> <li>• Percentage of major residential developments completed at: <ul style="list-style-type: none"> <li>i) less than 30dph; ii) between 30 and 50 dph; iii) above 50 dph</li> </ul> </li> <li>• Percentage of new or converted dwellings and non-residential developments on previously developed land</li> <li>• Area of registered brownfield sites suitable and available for residential development</li> </ul> <p>In this example it would appear that the objective is about using previously developed land. However one of the indicators is about densities which has nothing to do with previously developed land. Either the objective should explicitly include a mention of increased densities or the density indicator should be removed.</p> <p>Some of the items in the table are not fully related. For instance</p>	<p><b>Material Assets</b></p> <p><b>Soil</b></p> <p>A sub-objective relating to density has been added to separate the indicators of efficient use of land.</p>

Respondent	Summary of Responses	Council Responses
	<p>To reduce water consumption and promote reuse</p> <ul style="list-style-type: none"> <li>• Percentage of development incorporating water conservation and/or water efficiency measures</li> <li>• New Developments with SUDs installed (EA)</li> </ul> <p>The use of SUDs as an indicator is only marginally relevant as SUDs normally relate to the discharge of surface water not consumption by individuals.</p> <p>This example also illustrates a more general point that many of the indicators measure inputs or outputs as opposed to outcomes. Hence it is perfectly possible to measure the number of dwellings with water efficiency measures installed (an input measure) but how these are used may mean that they are just encouraging people to use more water. A better measure would be simply to measure the amount of water consumed in the District (an outcome measure). While it is recognised that moving to outcome measures does involve a different mind-set from that employed traditionally to derive indicators or measures research has shown that there are marked benefits from doing so.</p> <p>Another example is objective 9 where the number of SUDs schemes on new developments is a measure. All this does is measure the ‘capping’ of a problem and does nothing to address the outcome which would be for less dwellings overall to be subject to flooding by 2036. Without such outcome measures there is virtually no challenge to policy makers to consider what policies can be derived which make overall improvements to the life of all residents.</p> <p>In objective 3 which is about accessibility to community infrastructure should there not be an indicator which covers cultural venues to create a measure for the new culture strategic objective?</p>	<p>Noted. The SuDS indicator also relates to the re-use of water to manage for multiple benefits such as filtration, water storage, the creation of green/blue amenity space and biodiversity value, as well as providing effective surface water drainage.</p> <p>The ‘input’ indicator is related to the input of developments and their contribution to the reduction in consumption. An indicator measuring amount consumed per capita has been added.</p> <p>Indicator measuring developments in Flood Zone 3 has been added. However,</p>

Respondent	Summary of Responses	Council Responses
	In the same section why is it only new residential development that is mentioned in terms of accessibility? Surely the provision of new facilities to assist all the residents of an area is more important. Indeed restricting any indicator to new development effectively creates a double standard and should be avoided. Another example is objective 9 where many of the indicators are all about new developments when the whole of the area should be considered.	indications need to be considered together not in isolation.  The Local Plan includes positive opportunities for a whole area that are generated by new development and partnerships to deliver infrastructure and other benefits to the wider community.
Carter Planning for Mr R.L.A. Jones	Yes	Noted.
Burghfield Parish Council	The list looks pretty comprehensive.	Noted.
Burghfield NDP Steering Group	The list looks pretty comprehensive.	Noted.
North Wessex Downs AONB	Think the indicators suggested will provide a basic baseline for the future SA/SEA	Noted.
Turley Associates for North East Thatcham Consortium	Please see the Consortiums response to Question 8.	Please see responses in Q8.
Pro Vision for Audley Group	With reference to the National Planning Policy Guidance (NPPG) (NPPG Paragraph: 037 Reference ID: 3-037- 20150320), it would be appropriate to amend the 'suggested indicators' for SA Objective 1 (To enable provision of housing to meet identified need in sustainable locations) as follows:  "Number of housing units for older people <b><i>including Use Class C2</i></b> " (our emphasis).	Indicator added.
Woolf Bond Planning for	We welcome the inclusion of an objective relating to housing that acknowledges the need for joint working with other Berkshire authorities, the need to meet objectively assessed need for market	Noted.

Respondent	Summary of Responses	Council Responses
Donnington New Homes	and affordable housing up to 2036 and the need to provide a mix of house sizes, types and tenures.	
Pegasus Planning Group Ltd for Donnington New Homes	Yes - the indicators do provide a relevant measure for the associated objectives.	Noted.
Transport Team, West Berkshire District Council	Yes, the indicators appear to provide relevant means of measurement against the identified objectives.	Noted.
Mid & West Berks Local Access Forum	<p>We think that the indicators under 2 (To enable the protection and enhancement of high quality multi-functional GI ) could be strengthened to measure the value of public rights of way and public open space to communities. We might work with the Council to identify indicators.</p> <p>So, often, these facilities are the Cinderella but they provide places for healthy outdoor exercise, free at the point of use and thus available for a wide range of socio-economic groups and for a wide variety of activities (walking, dog walking, horse riding, jogging, cycling, carriage driving).</p>	The Council would welcome suggestions.
British Horse Society	An indicator needs to be included which measures the importance to the equestrian community of public rights of way and open spaces open to equestrians (eg. commons) and any other places open to them so that these important facilities do not get overlooked in future development plans.	The Council would welcome suggestions.

## Appendix 2 – Baseline information

SEA Guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis.

Not all the relevant information was available at the local level and as a result there are some gaps within the data set, but it is considered that the available information provides a sufficiently comprehensive view of sustainability within the plan area.

### Context

West Berkshire is located in the South East of England, within the former administrative area of the county of Berkshire. It is a Unitary Authority and covers an area of 704 square kilometres, extending from Hungerford in the west to Calcot in the east. In land use terms the area is predominately rural in character, with approximately 74% of the land area making up part of the North Wessex Downs Area of Outstanding Natural Beauty. Newbury, Thatcham, Hungerford, Theale, Purley, Tilehurst, Calcot and Burghfield Common are the largest settlements in the area.

Figure 1 - West Berkshire District



### Communities and Wellbeing

#### Population

In 2011 the Census showed West Berkshire with a population of 154,000 with an estimation by ONS mid-year 2018 of 158,500. Approximately 73% of the population is concentrated in the Kennet Valley at strategic points along the A4 (Newbury, Thatcham and Hungerford) and on the western side of Reading. The remaining area comprises smaller settlements sitting within a diverse landscape. West Berkshire has by far the most dispersed population of all the unitary authorities in Berkshire with 255 people per km<sup>2</sup> (Source: West Berkshire District Facts and Figures 2015) compared to 637 km<sup>2</sup> for Berkshire as a whole.

The average age (2014) in West Berkshire was 40.4 years, slightly higher than England at 39.7 years of age. 25% of the population is under the age of 20, with a higher prevalence of teenagers. The 20 to 34 years age group makes up 16% of the population; conversely older working age groups (35-64) makes up 42% compared to 39% nationally. 17% of the West Berkshire population is of retirement age (65 years and over) similar to the national average<sup>1</sup>. The dependency ratio (dependants/working population) for the District is 64.4% compared to 60.7% for England confirming the already relatively higher level of need for services for older and younger people.

When compared nationally, there is a significantly lower proportion of people in West Berkshire who define themselves as coming from a black or ethnic minority (BME) background (4.5%<sup>2</sup> of West Berkshire residents as a whole, compared to 13% of people in England and Wales). Although this is a relatively small proportion of the total population, this amounts to some 7,000 residents in the District.

In response to the Census 2011, 164 people in West Berkshire self-identify as Gypsy or Traveller. The majority of these people live within two authorised sites; a privately owned site in Aldermaston with 39 pitches, and a site managed by the Council in Burghfield with 15 pitches. Although some Gypsies and Travellers live a nomadic lifestyle, which means they live in different places around the country, others live on the same site for extended periods of time. There is one site at Enborne for Travelling Show people providing 24 plots.

**Future trends:** In the future, West Berkshire is projected to have a larger proportion of older people and this is expected to be a key driver of change in the housing market in the future. The latest ONS projections<sup>3</sup> show an increase in those over 65 from 20.1% of the population in 2018 to 28.8% in 2037. The number of people aged 85+ is projected to more than double over the same period, which will accentuate the significance for adult social care provision within the district. As people get older, it becomes harder to remain independent because of increasing risk of ill health, poverty and social isolation. Most people would prefer to remain living in their own homes as long as possible. In many communities facing multiple deprivation, stress, isolation and depression are all very common, and low levels of social integration and loneliness significantly increase mortality. Planning therefore has some influence for enabling good mental health and wellbeing through helping to create access to quality housing<sup>4</sup> and green space and facilitating opportunities for interaction through other community spaces and attractive living environments.

By contrast, the population aged 20 – 34 is projected to decrease by almost 0.4% in the District to 2037 whilst it is due to increase by 2.8% in England.

The ONS projections take no account of local policy which may influence growth in the District. The Updated Housing Needs Evidence<sup>5</sup> includes a bespoke projection which assumes housing growth in line with the current Standard Method for calculating Local Housing Need (LHN). This shows an increase of 7.2% in total population over the period 2018 to 2036 and an increase of 114% in those over 85, compared to only 2.3% in the 20 – 34 age group.

## Health

The social link of health with other topics within this Appendix highlights the inter-relationship of a number of sustainability issues identified in the baseline information including the protection of existing and delivery of new housing and community facilities, deprivation, education and public services, environmental qualities, open space and recreation provision; recognising that their collective roles can promote healthy lifestyles.

<sup>1</sup> West Berkshire District Facts and Figures 2015 based on ONS mid-year estimate 2014

<sup>2</sup> Annual Population Survey, October 2014 to September 2015

<sup>3</sup> ONS, Subnational Population Projections 2018-based

<sup>4</sup> Housing for Older People, Second Report of Session 2017-19; Communities and Local Government Committee (5 February 2018).

<sup>5</sup> Updated Housing Needs Evidence: Iceni, May 2020

The health of people in West Berkshire is generally better than the England average<sup>6</sup>. According to the 2011 Census, 86% of people stated that their health was 'good' - compared with 84% of people in the south east and 81% of people nationally and 1% up on 2001. West Berkshire is one of the 20% least deprived districts/unitary authorities in England, however about 10% (3,000) of children live in low income families. Life expectancy for both men and women is higher than the England average.

Life expectancy is 4.9 years lower for men and 6.6 years lower for women in the most deprived areas of West Berkshire than in the least deprived areas; a significant difference for both sexes.

The rate of alcohol-related harm hospital stays is 460\*, better than the average for England. This represents 691 stays per year. The rate of self-harm hospital stays is 215\*. This represents 327 stays per year. The rate of smoking related deaths is 239\*, better than the average for England. This represents 197 deaths per year. Estimated levels of adult smoking and physical activity are better than the England average. Rates of sexually transmitted infections and TB are better than average. Rates of violent crime, long term unemployment, early deaths from cardiovascular diseases and early deaths from cancer are better than average. Levels of teenage pregnancy, GCSE attainment, Breast feeding initiation and smoking at time of delivery are better than the England average.

*\*rate per 100,000*

Childhood obesity is one of the most serious global public health challenges of the 21<sup>st</sup> Century (World Health Organisation 2013) and its reduction is a priority in West Berkshire. Obese children and adolescents are at increased risk of health problems, and are also more likely to be obese as adults. Once established obesity is difficult to address, so prevention and early intervention are very important so that obesity does not continue into adulthood. Obesity has been rising rapidly in children in England over the past 20 years. Today nearly a third of children aged 2 to 15 are overweight or obese<sup>7</sup> and younger generations are becoming obese at earlier ages and staying obese for longer. Obesity is a consequence of poor diet and lack of physical activity. A range of socioeconomic factors contribute to diet and physical activity such as the environment for example road safety, air pollution and the food environment including the quality and availability of fresh fruit and vegetables. Research indicates that increased access to unhealthier food retail outlets is associated with increased weight status in the general population, and increased obesity and unhealthy eating behaviours among children residing in low income areas.<sup>8</sup> Adults are often able to make choices about the environment they live in and the diet they eat. Conversely, children often do not have the autonomy to make their own choices and may not understand the long term consequences of their behaviour. For this reason it is important that local strategies and plans, (eg the Health and Wellbeing in Schools Programme) promote healthier lifestyles and choices to help tackle overweight and obesity. The percentage of children in West Berkshire that are classified as overweight in Reception (aged 4-5 years) is 18.7% and at Year 6 (aged 10-11 years) it is just under 26.6%<sup>9</sup>. In 2015/16 59.2% of adults in West Berkshire were classified as overweight or obese ([Public Health Outcomes Framework](#)). West Berkshire has a lower percentage in both compared to the South East and England average.

There is a strong correlation between deprivation and obesity prevalence nationally. Obesity prevalence of the most deprived 10% of the population is approximately twice that of the least deprived.

Other priorities in West Berkshire include reducing alcohol-related harm, promoting positive mental health & wellbeing, increasing Community Conversations to address local issues, and maximising independence.

The map below uses DCLG's Indices of Multiple Deprivation to show relative levels of deprivation across the district in terms of selected social care factors. These include relative ages of residents, proportion of people with a limiting long term illness, proportion of people whose health is "not good" and numbers of unpaid carers providing 20 hours or more care per week.

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<sup>6</sup> Public Health England West Berkshire Health Profile 2017

<sup>7</sup> HMG Childhood Obesity – A Plan for Action 2017

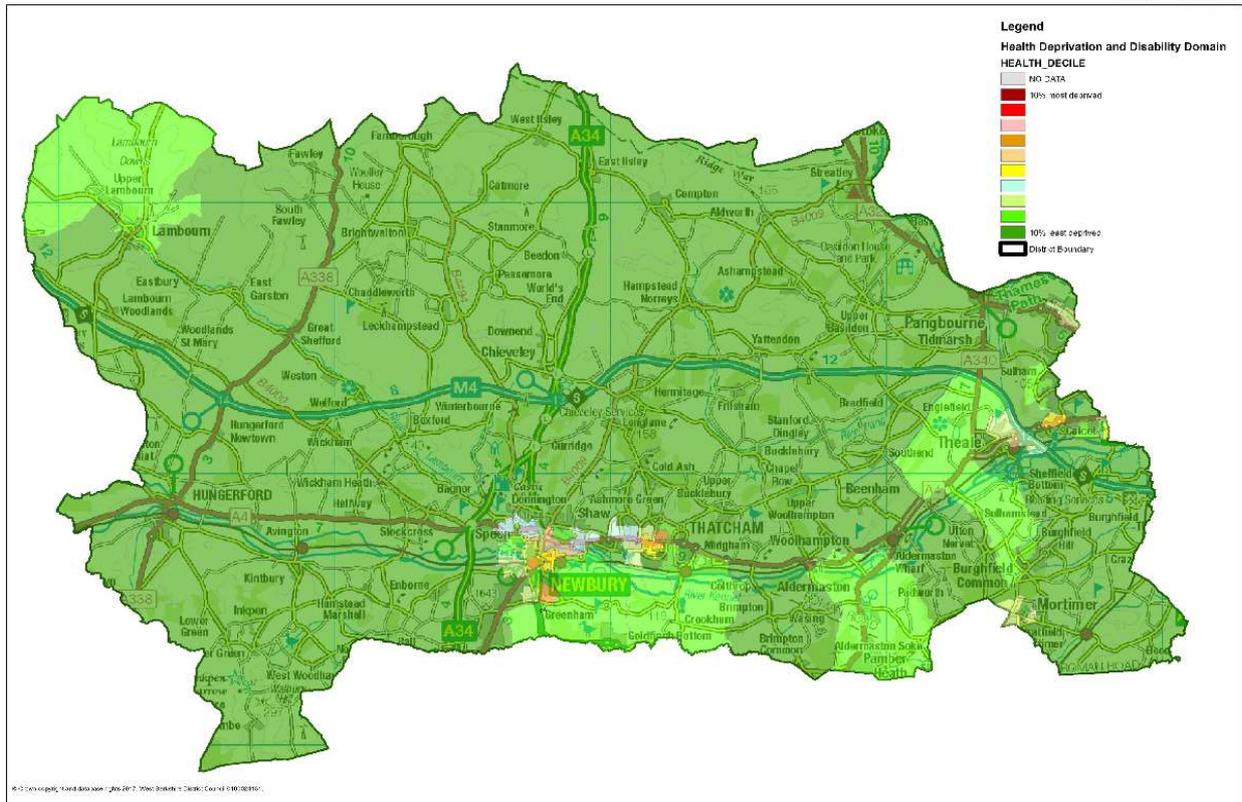
<sup>8</sup> [Spatial Planning for Health](#). An evidence resource for planning and designing healthier places. Public Health England 2017

<sup>9</sup> National Child Measurement Programme Local Authority Profile

**Figure 2 – Indices of Multiple Deprivation: Health Deprivation and Disability.**

Figure 2

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Source: DCLG Indices of Multiple Deprivation, 2015

Wards in the darker colours show the most deprived areas in the District in terms of health deprivation. We can see these are concentrated in some of the more urban areas in Newbury and Thatcham as well as the Reading fringe areas around Calcot and Purley on Thames. There are some more rural areas across the district which are ranked higher for health deprivation, including around Mortimer, Aldermaston and the Lambourn Valley. A lot of the wards on the Reading fringe do not feature significantly.

It is very difficult to provide accurate, definitive figures on the number of people with a disability in the district. There is no universal definition of disability and any information available could have been compiled in very different ways, depending on how it was collated and the definition used. However, data assembled for the Berkshire SHMA from POPPI<sup>3</sup> cites 5588 people 65 and over suffering from dementia and 15,482 with mobility problems in 2013.

Whilst there is information on the number of people supported by the council, it is much more difficult to confidently extrapolate this out to the overall prevalence of disabilities across the district. Given this caveat, the numbers of people supported through social care services (SCS) arranged by West Berkshire Council during 2011/12 are shown in the table below, together with comparative numbers from previous years.

Number of people supported through SCS arranged by WBC during 2011/12			
	2009/10	2010/11	2011/12
Adult with a physical/sensory disability	565	546	489
Adults with a learning disability	363	374	375
Adult with mental health problems	639	713	644
Older people	3315	3250	3096
Total	4882	4883	4604

Source: RAP P1 2011/12 (available on NASCIS)

**Future trends:** Nationally, we are living longer (including those with disabilities) and demand for long-term care needs is increasing: by 2026, it is expected that over 1.7 million more adults to have a need for care and support. Data from POPPI<sup>10</sup> website assembled for the SHMA for those over 65 with dementia and mobility problems, show both of the illnesses/disabilities are expected to increase significantly in the future, although this would be expected given the increasing population and the expectation of longer life. In particular, there is projected to be a large rise in the number of people with dementia (up 122%) along with a 104% increase in the number with mobility problems, the highest in Berkshire bar Wokingham. Older people living alone is projected<sup>11</sup> to rise from 9661 people over 65, to 15,306 living alone in 2030. There is likely to be an increased requirement for home adaptations or more specialised accommodation, such as specialist, sheltered or extra care housing and registered care provision, geared to allow as much independence as possible while supporting changing abilities

The Increase in numbers of adults with long term conditions, such as obesity, diabetes and depression are expected to carry on increasing. Overweight and obesity in adults are predicted to reach 70% by 2034<sup>12</sup>.

Children with complex conditions are also living longer and those with learning disabilities have lifelong health and wellbeing needs. The pressure on health, mental health and social care services is growing and there is a need for more carers, better integrated services as well as a necessity for individuals and communities to play a pivotal role in maintaining good health and wellbeing. Locally, this is reflected in West Berkshire by an increase of 18% in the number of new contacts to social care when comparing 2011/12 to 2010/11.

It is acknowledged that people want quality services that meet the full range of individual need, more local care, and the ability to take greater control over their health whilst being supported to remain as independent as possible. Changes in population and communities mean that we are less likely to be part of a close knit family providing support. For isolated rural communities this may mean additional transport links to services and the increased availability and use of broadband and other ICT technologies to provide local access to information about health, social care, housing and other Council services.

## Air quality

The Council monitors<sup>13</sup> air quality within West Berkshire. The principal source of air pollution in West Berkshire is exhaust emissions (Nitrogen dioxide NO<sub>2</sub>) from road traffic.

Under the Environment Act 1995, Councils are required to review and assess air quality in their area. If any standards are being exceeded or are unlikely to be met by the required date that area should be designated an air quality management area and the Council must draw up and implement an action plan aimed at reducing levels of the pollutant.

<sup>10</sup> POPPI and demographic projections (linked to 2012 based SNPP) produced for Berkshire SHMA 2013

<sup>11</sup> POPPI (Projecting Older People Population Information) Website 2013/14

<sup>12</sup> Public Health England Applying All Our Health

<sup>13</sup> West Berkshire 2016 Air Quality Annual Status Report

National air quality objectives have been designated for priority pollutants - benzene, 1,3-butadiene, carbon monoxide, lead, nitrogen dioxide, particles (PM10), sulphur dioxide, ozone and PAH. These have been set on the basis of scientific and medical evidence on the health effects of each pollutant, and according to the practicability of meeting standards. In West Berkshire all the air quality objectives are generally being met except for nitrogen dioxide on some busy roads and intersections. As a result of this Air Quality Management Areas (AQMA) have been declared in Central Newbury and Thatcham. The associated Air Quality Management Plans (AQMP) have been developed and are being implemented. Overall levels of nitrogen dioxide have been reducing over the last 5 years, which could be associated with the improvement to emissions from vehicle exhaust as well as implementation of the AQMPs.

**Future trends:** Air quality will continue to be monitored across the district, and delivery of the AQMAs continues along with air quality assessments and mitigations appropriate to some development control applications. Land-use planning has an essential role in improving local air quality. Spatial planning can provide for more sustainable transport links between the home, workplace, educational, retail and leisure facilities, and identify appropriate locations for potentially polluting industrial development. The Local Transport Plan 3 (2011-2026) has a specific policy on Air Quality and sets out a long term 'mixed' strategy to provide the District with more sustainable travel choices linked to the Air Quality Action Plan. A key challenge has been identified to explore any link between the District Health profiles and air quality. And in the longer term climate change impacts on indoor and outdoor pollution will need to be considered.

## Education

Over 29,000 school pupils in 82 schools and Pupil Referral Units are educated in West Berkshire (Source: SFR8 – 2017\_LA\_Tables) with nearly 90% in state funded schools within which 38% of pupils are in secondary education and 46% in primary education. West Berkshire aspires to having every school classified as good or outstanding and for every child to fulfil their potential, particularly disadvantaged children.

### Attainment

In 2015, 82% of 11 year olds in West Berkshire achieved Level 4 standard in all subjects exceeding the national average of 80%. Results show continued high attainment in reading and writing scores but more improvement is needed in mathematics. The educational attainment gap for disadvantaged 11 year olds at Level 4 standards in all subjects narrowed from 29% in 2012 to nearly 19% in 2015 (15% nationally). [Source: Council Strategy 2015]

62% of 16 year olds get 5 or more GCSEs graded A\* to C, well above 57% nationally for state funded schools, and is within the top 25% in national rankings. The educational attainment gap in the secondary phase for disadvantaged pupils widened slightly for those gaining 5 or more GCSEs graded A\* to C from 33% in 2014 to 35% in 2015 and is more than the gap nationally 28%. It continues to be an area upon which schools and Council are focussed on improvement. [Source: Council Strategy 2015]

West Berkshire has a higher than average proportion of people with higher qualifications (HND, degree or higher); 32% of people of working age. Despite the district's relatively good performance in education, significant numbers of the working population have no qualifications, now at 17% (though on a downwards trajectory since 2001), and poor literacy and numeracy skills. This has important social implications since there are significant links between basic numeracy / literacy and levels of crime and health. Low levels of skills also potentially acts as a break on the economy with local employers unable to find people with the necessary skills from the local labour pool. Skills and labour gaps exist in certain key areas, particularly in the public sector, the construction industry and tourism<sup>14</sup>.

<sup>14</sup> West Berkshire District Profile 2015, West Berkshire Council

## Numbers and provision

In line with district wide birth data, numbers of pupils are dropping in rural areas but less so in our urban areas. These dropping numbers are countered by the changes in Early Years provision. All children aged 3 & 4 (3-5) are entitled to 15 hours of funded (free) early years provision a week, for (a set number of) 38 weeks per year. Children of this age whose working parents are eligible, which the majority are in West Berkshire, are also entitled to a further 15 hours. Children aged 2, whose parents are on certain benefits, are also entitled to 15 hours of provision, (but in more limited circumstances).

There is a variety of provision across the district but this tends to be more limited in rural areas. Parental choice is a significant factor in suitability and availability of provision. Unlike school places, which tend to serve a catchment area, settings can draw from a wide area. Parents often choose provision that is suitable for reasons other than their home address, proximity to work or relatives can be beneficial. In general there are sufficient places across the district, for current demand, however there are areas where demand exceeds places.

Nationally the birth rate has increased over the last decade, from a relatively depressed period in the 1990's. The district has seen the impact of the increase in birth rate since 2011, slightly behind the national picture. Primary reception numbers have risen from 1696 in October 2010 to 1919 in October 2015. The numbers remain high, with 1937 on roll in October 2016 and 1895 in October 2017.

Nationally birth rates are settling, and some LAs have reported numbers are dropping. However, LAs in the south-east have reported that the decline has not been as significant as expected and that new housing/inward migration have stabilised numbers. Across the district we are tending to see rural areas dropping back, but sustained numbers in our more urban areas. This is very localised, however, with Newbury remaining buoyant and Thatcham less so.

The growth in primary has been steady and continuous, whilst secondary numbers have remained relatively static.

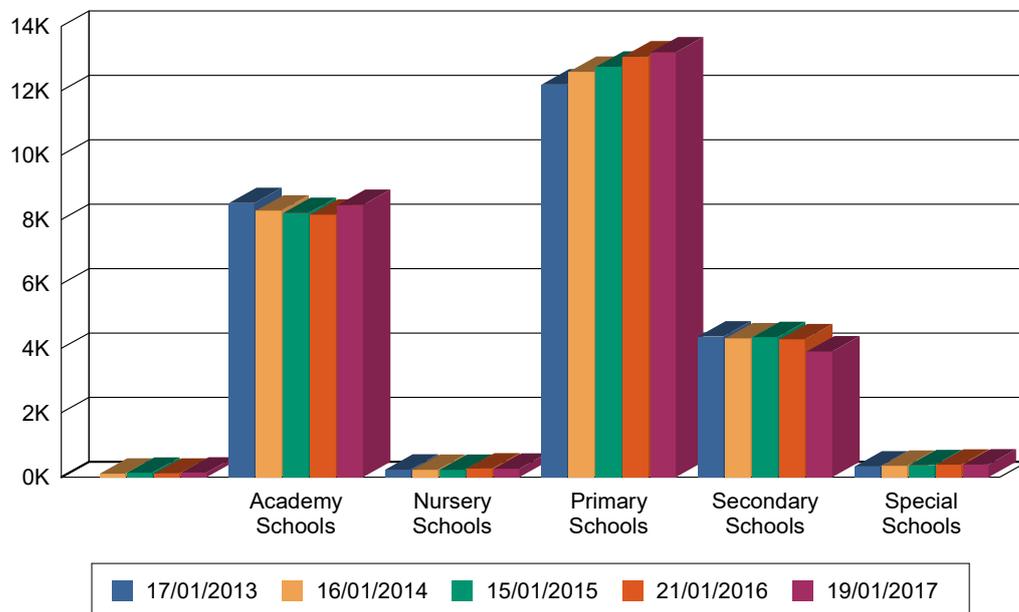


Table 1 - Five Year Analysis document, Education

Growth in primary has been seen mainly in the urban areas of the district and in Newbury in particular. Newbury is likely to continue to be full at Reception until September 2019. From this point numbers will start to slowly drop across the next 5 years. This is likely to be off-set by the amount of new housing coming forward in Newbury, which is likely to create localised demand up to and in excess of our existing capacity.

In addition to filling up our existing schools and sites, we have added 2 additional forms of entry in Newbury and will be opening a further 1 form of entry (FE) at High Wood Copse in 2019. There are also five temporary bulge classes, providing a further 135 places in Newbury primary schools. In Thatcham, 1 FE has been added as well as a bulge class of 10 places.

Of the population of West Berkshire schools, 1% require specialist educational provision. This provision is organised across the district rather than in local areas due to the complexity and variety of these needs. As the school population rises, so too does the demand for specialist provision. The profile is likely to follow the growth we have seen in other phases of education, with growth moving through primary to secondary.

**Future trends:** With the rollout of the extended funded entitlement which started in September 2017, it is anticipated that the demand for quality childcare places will increase. The Council will be working with all providers, including schools, to increase the number of places in the area. The challenge includes mapping and understanding supply and demand at ward level. The picture of demand is complex, and is not necessarily linked to where families live.

The higher primary numbers will start to affect secondary schools from September 2019. It is expected that growth will be mainly focussed around Newbury and Thatcham, although numbers in the East of the district will also increase. The Council anticipate that the district will need to add additional forms of entry over the next seven years. Growth is particularly focussed in north Newbury and Thatcham, however numbers will increase across the whole district. As growth moves out of the primary sector, decreasing numbers will have an impact. As previously stated this will be very localised, and new housing will likely offset this decrease. The rural areas are likely to be more affected than the urban areas, where numbers are expected to be more stable. This is coupled with changes to school funding. Schools that have smaller class sizes will be most affected by these changes and viability is likely to be a risk. This could affect the availability of local school places to mitigate the impact of development in rural communities.

Secondary numbers are likely to remain high in the medium term, particularly in Newbury and Thatcham. As this area is also the focus of new housing growth in the district, sufficiency of places is likely to remain an issue. New housing growth is therefore likely to need to deliver additional infrastructure.

As with mainstream provision, specialist places will need to keep pace with demand and the change from primary to secondary phase. Specialist provision will also need to be suitable for changing needs.

In response to improving the basic skills of adults, the Council is continuing to steer provision to certain groups of the population, achieved through a combination of adult funding arrangements, fee concessions for students aged 60+, encouragement, funding and professional support for the development of provision targeted at addressing learning needs of prioritised groups and curriculum planning.

## Housing

According to the 2011 Census, 70% of all housing in West Berkshire is owner-occupied - compared to 64% nationally. A very small proportion (1%) is being purchased under a shared ownership scheme whilst the remainder of households are in rented accommodation. About half of all rented accommodation is rented from a Registered Social Landlord (i.e. a housing association).

The number of households in the District in 2018 was 65,076<sup>15</sup> (69,100 projected for 2037)). In 2001 the number stood at 57,000, representing a 14% increase over the 17 years. This is comparable to neighbouring Berkshire authorities and slightly higher than England which increased by approximately 13% over the same period and the South East which increased by 12%.

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<sup>15</sup> 2018-based household projections to 2043 for England

The average size of households in West Berkshire was 2.39 people in 2018. This is slightly below the average in Berkshire of 2.56 and close to the national average of 2.37. Both nationally and within the district, overall household size has been declining since the 1950s and is projected to continue to decline. This is due to more single person households and an increase in household formation rate e.g. higher rate of separation and divorce. An easily overlooked consequence of this decline is, of course, that more dwellings are needed to accommodate the same population.

Of the requirement for at least 10,500 dwellings in the Core Strategy period 2006 - 2026, 6,948 additional units were completed in the first 14 years to March 2020. Delivery has therefore fallen below the cumulative requirement with a shortfall of 402 net units. The vast majority of dwellings on allocated sites in both the Core Strategy and the HSA DPD were anticipated to be completed in the second half of the plan period and delivery on many of these sites is now well underway with anticipated increased delivery in the remaining years of the plan period.

A significant issue in West Berkshire is the cost of accommodation. A combination of deteriorating affordability of market homes, restricted access to mortgage products and shortage of social housing supply has played a large part in fewer households being able to buy a home and also increased pressures on the existing affordable housing stock. This has also contributed in the strong growth in the private rented sector as households are being forced to rent longer or cannot secure alternative accommodation<sup>16</sup>. House prices have risen by 138% between 2000 and 2019 and West Berkshire remains one of the more expensive places to buy a house outside London. Prices fell slightly in 2008 and 2009 as a result of the economic downturn, but they have made a stronger recovery along with the rest of the south east, than the national average. In 2019 the average house price in West Berkshire was £413,251; £111,824 more than the national average. See Table 1 below. A single income household would need to earn considerably above the average wage to receive a 90% mortgage on an average flat, assuming sufficient savings for a deposit. The latest Office of National Statistics data reports a ratio of median house price to median gross annual workplace-based earnings in 2019 of 9.54. This highlights the increasing need for affordable housing for local people and key workers within the district, especially amongst younger households. The Updated Housing Needs Evidence<sup>17</sup> concludes that there is an annual affordable housing need of 163 rented affordable homes.

Based on evidence in the Berkshire Strategic Housing Market Assessment (SHMA) and the Updated Housing Needs Evidence, the focus of new market housing provision should be on two and three bedroom properties, with a higher percentage of affordable provision for one and two bedroom properties.

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<sup>16</sup> Berkshire Strategic Housing Market Assessment, February 2016

<sup>17</sup> Updated Housing Needs Evidence, May 2020

**Table 1** below shows the average annual house prices (all tenures) 2000-2019 (Source: Land Registry)

<b>Average House Prices (£)</b>			
<b>Year</b>	<b>West Berks</b>	<b>South East</b>	<b>England and Wales</b>
2000	165255	136343	107467
2001	188372	152103	118878
2002	209781	177332	137935
2003	226866	199949	155884
2004	244674	219176	178806
2005	246432	228310	189341
2006	270316	243157	203512
2007	292969	262831	219375
2008	281567	263133	217021
2009	280029	249605	213436
2010	303289	278099	236091
2011	306924	273495	232680
2012	306152	278036	238224
2013	303986	285679	247205
2014	323446	304816	260779
2015	354061	326723	272011
2016	384799	351306	282709
2017	395295	371597	292953
2018	413046	379358	297502
2019	413251	383600	301427

From the 2011 Census, Older Person Households account for 19.7% of all households which along with Wokingham is the highest in the Western Berkshire Housing Market Area but slightly lower than the South East and England. 76.9% is owner occupied with 17.6% in social rented accommodation, similar to other local authorities in the Housing Market Area bar Wokingham which has 85.9% owner occupation. The current supply of specialist housing for older people is 179 for every 1000 people over 75 years of age, higher than all other the other local authorities in Berkshire (Source: Housing Learning and Improvement Network) but this needs to be seen in the context of an overall increase in ageing population. The proportion of people with a long term health problem or disability (LTHPD) is closely related to the numbers of older people. In West Berkshire some 25% of households contain someone with a LTHPD, similar to other authorities in Berkshire but lower than the regional and national figures.

**Future trends:** The past trend of increasing household formation and decreasing household size is predicted to continue. The 2018-based household projections show a projected growth in households from 65,076 in 2018 to 69,112 in 2027, an increase of 6.2%. This is a lower rate of increase than projected for the South East (12.2%) and for England (12.8). Average household size in 2038 is projected to be 2.22 compared to 2.26 nationally and a reduction from 2.39 in 2018.

In July 2018, the Government published an updated version of the National Planning Policy Framework (NPPF) which stated that to determine the minimum number of homes needed, strategic policies should be informed by a Local Housing Need (LHN) assessment, conducted using the standard method in national planning guidance. The LHN figure is based on the household projections, published every 2 years by the ONS, with an additional uplift to reflect the affordability of the area every year.

Details of the formula and data to be used to calculate the local housing need figure are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections (released September 2016, over the period 2020-2030), and an uplift based on the ratio of house prices to workplace-based earnings (2019 affordability ratio, published March 2020), the LHN for West Berkshire for 2020 is 513 dwellings per annum.

In August 2020 the government published its consultation document “Changes to the current planning system” which proposed changes to the standard method. The outcomes of this are not known at the current time.

A general shortage of affordable housing is a particular problem, especially in rural areas which are popular and attractive places to live. This can have a major impact on the ability to find and retain younger staff in general and key workers in particular. Demand for new houses is high with local people competing with new residents such as commuters, people with second homes and the retired. Equally, the rising number of older persons will increase demand for market and affordable housing including specialist housing with sheltered or suitable care in the home and for registered care housing. The Updated Housing Needs Evidence<sup>18</sup> shows a need for 1,280 specialist housing units over the period to 2036, including both housing with support – such as sheltered and retirement housing – and housing with care – such as extra care provision. The need shown is particularly for private sector leasehold provision. In addition a need is shown for 1,457 bedspaces in care and nursing homes.

## Deprivation

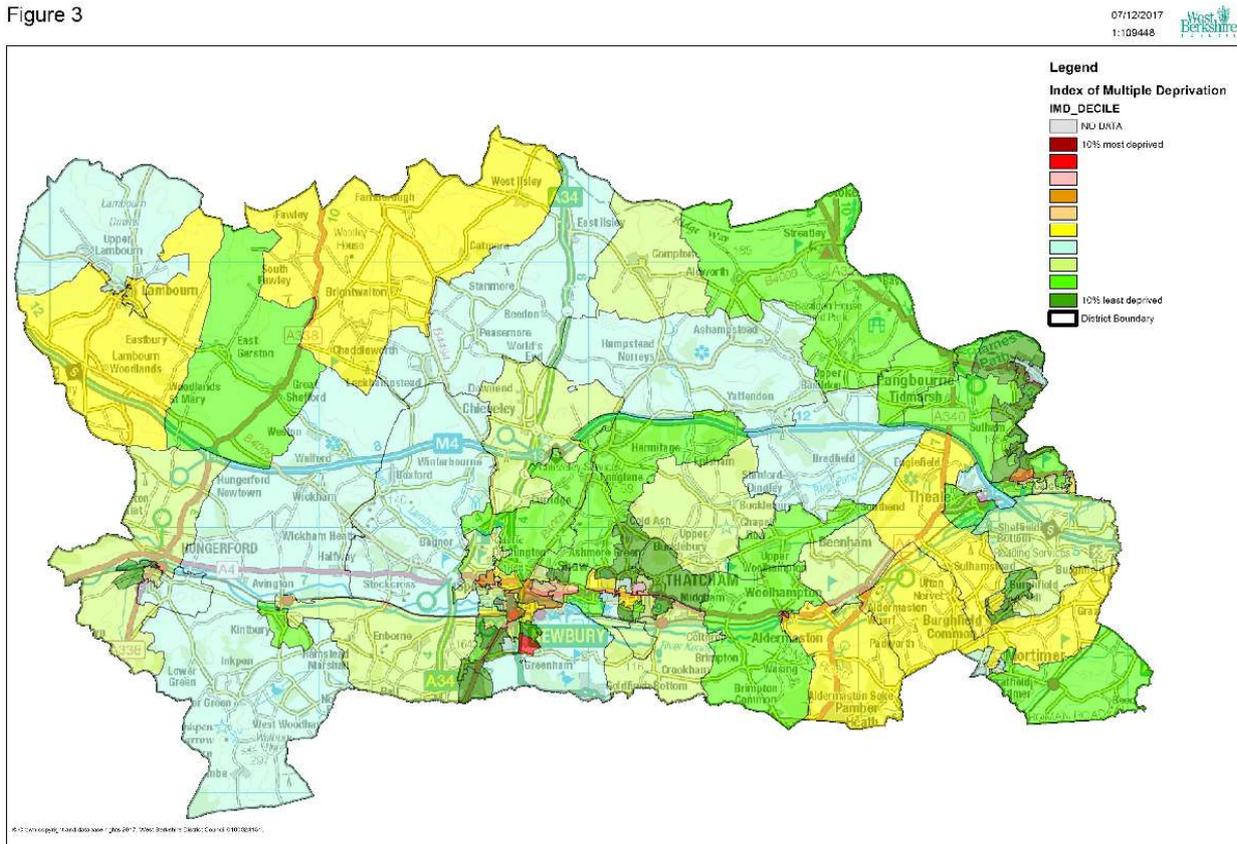
Overall, the district of West Berkshire ranks 291 out of 326 (2015) local authority areas, making it the 35<sup>th</sup> least deprived district in England. West Berkshire has a total of 97 Super Output Areas (SOAs) and the ten most deprived are shown in table 2 below. The table also shows the overall ranking out of all SOAs in the country. None of the West Berkshire SOAs fall within the top 10% most deprived in the country. The England ranking is 1 to 32,844 with 1 being the most deprived and 32,844 being the least deprived.

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<sup>18</sup> Updated Housing Needs Evidence: Iceni projects Ltd, May 2020

**Figure 3 – Index of Multiple Deprivation**

Figure 3



Source: DCLG Indices of Multiple Deprivation 2015

**Table 2 – Top ten most deprived SOAs in West Berkshire<sup>19</sup> (2015)**

Rank in West Berkshire	SOA	Ward that SOA is in	Rank of IMD in England
1	E01016295	Greenham	6258
2	E01016336	Thatcham North	7708
3	E01016673	Calcot	9971
4	E01016347	Speen	11894
5	E01016346	Victoria	12435
6	E01016325	Victoria (east)	12615
7	E01016280	Calcot	14579
8	E01016279	Clay Hill	14698
9	E01016312	Clay Hill	14939
10	E01016340	Lambourn Valley	16528

Greenham and Thatcham North are in the ninth and eighth decile of deprivation respectively. In terms of 'Barriers to Housing and Services' (one of the IMD indices), a large proportion of the District is classified as being deprived; mainly due to the rurality of the area. Communities that are highlighted as being most deprived will have limited access to services and affordable housing. The generally high affluence of the region and of West Berkshire masks pockets of deprivation and exclusion. In particular, within the Newbury area, some more urban areas near the Reading fringe, areas in Thatcham and in the rural west of the district around Hungerford and Lambourn. There are communities with individuals and families who experience particular difficulties as a consequence of being poor within a generally wealthy region.

<sup>19</sup> Indices of Deprivation 2015, DCLG

**Future trends:** The main deprivation issue facing the area is that of barriers to housing and services. The need for affordable housing is likely to increase over the coming years. Sufficient and affordable housing in rural areas is also likely to remain a major concern, often resulting in young adults unable to buy or rent accommodation locally. The correlation between deprivation and poor health and wellbeing is also an issue.

## Crime and Community Safety

Overall, West Berkshire is a safe place to live and the 'all crime' rates are lower than average for comparable areas and within the Thames Valley force area for the year ending March 2017 and over the last 3 years. Thames Valley Police crime data<sup>20</sup> for West Berkshire derived from the ONS, has showed a downward trend in all crime from 2009/10 though this has levelled out and then risen (7.8%) over the years March 2014 – March 2017 but still remains low compared with ten years ago.

A complex and varied picture underlies the All Crime rate. A reduction of burglaries in the same period contrasts to an increase in robbery of personal and business property and theft from vehicles and person. The level of crime across West Berkshire is unequal but measureable. The key inequalities are within areas of deprivation, rural or urban, and continue to be higher in the more urban densely populated areas of Newbury, Thatcham and bordering Reading. Key inequalities exist in some of the rural areas of the district which are ranked higher in terms of crime; these include Theale, Bucklebury, the Leckhampstead and Peasemore area, Speen, the Lambourn Valley and Burghfield. Crime in the district occurs mostly in the evenings and especially overnight.

Most offenders are young and between the ages of 14 and 24, however younger people (aged 16 to 50) make up the majority of victims, with the risk of experiencing crime decreasing as age increased.

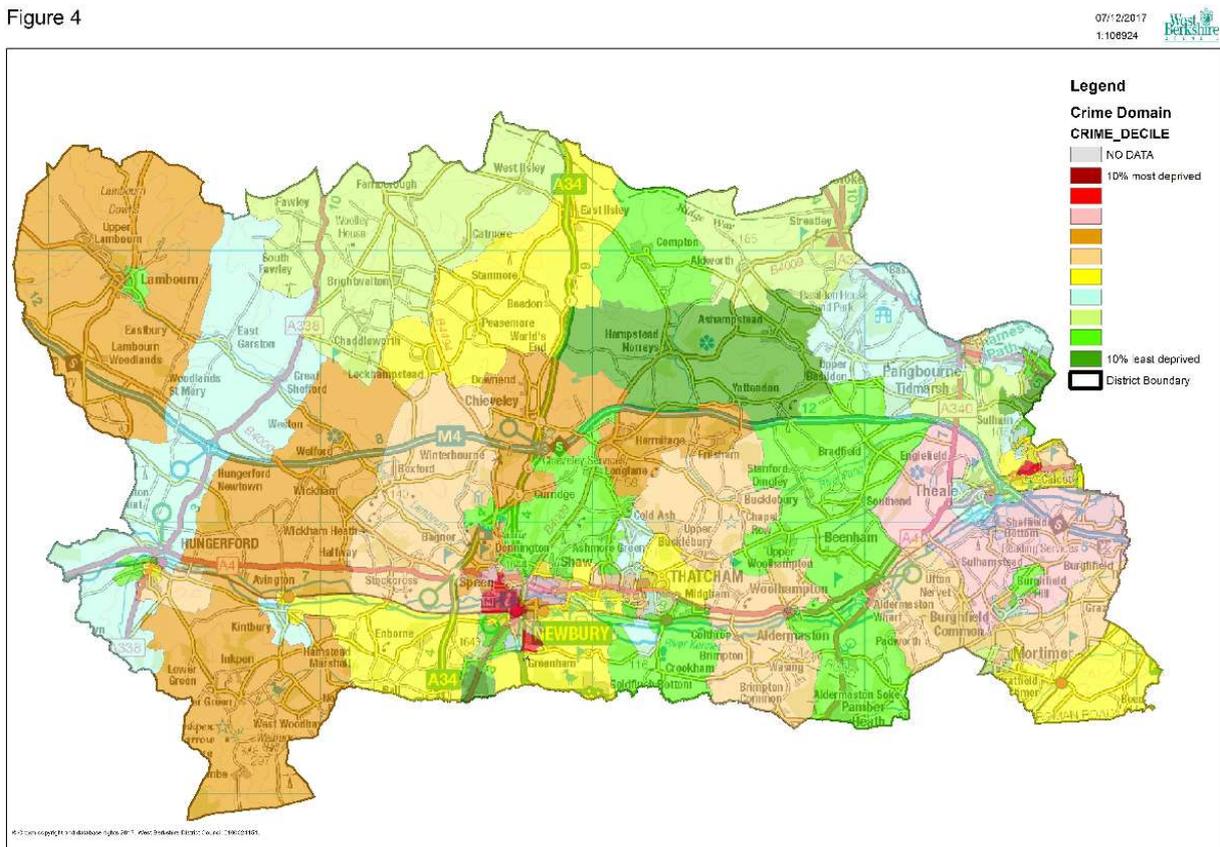
The map below shows crime across the district according to DCLG's Indices of Multiple Deprivation. This measures the incidence of crime for the four major crime themes (burglary, theft, criminal damage and violence) and represents the occurrence of personal and material victimisation.

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<sup>20</sup> Thames Valley Crime Recording Systems

**Figure 4 – Indices of Multiple Deprivation data showing crime and disorder.**

Figure 4



Source: DCLG, Indices of Multiple Deprivation, 2015

One of the main areas for offending is Newbury town centre with the peak time for offending being between 9 pm and midnight on a Friday and 9 pm – 3 am on a Saturday and Sunday, which shows a direct link to the night time economy. The 3 motorway service areas in West Berkshire are hotspots for thefts from family vehicles and lorry loads. Both Membury and Moto Service Stations are also significant hotspots for making off without payment/bilking offences.

The results of the West Berkshire Council Community Safety survey 2008 showed that the majority of people, 87%, feel safe outside during the day in their local area. This changes after dark where almost a third of residents did not feel safe. The most commonly perceived anti-social behaviour problems in West Berkshire are speeding vehicles, teenagers hanging around and inconsiderate parking. Despite a relatively low crime rate in the district, perceptions and fear of crime does not appear to diverge significantly from the national picture. The 2007/8 West Berkshire Council Annual Satisfaction Survey shows crime is of universal concern irrespective of where people live. No more recent information is available.

**Future trends:** Although the level of crime is of importance to the residents of the area, it is antisocial behaviour that is of more concern as this has a direct effect on the quality of life and general appearance of the area. A large number of the complaints received relate to anti-social behaviour attributed to young people and in some cases this is more to do with lack of tolerance by older residents. However, since the district is in line to see an increase in the older population, this is likely to lead to less tolerance towards the behaviour of young people.

## Community sport and leisure facilities

The National Planning Policy Framework<sup>21</sup> (NPPF) is clear about the role that sport and leisure activities can play in delivering sustainable communities by promoting health and wellbeing and improving people's quality of life.

West Berkshire Council has 7 leisure centres at Cotswold (Tilehurst), Hungerford, Lambourn, Willink (Burghfield Common), Downland (Compton), Kennet (Thatcham) and Northcroft (Newbury) and provides sports pitches in 4 locations: Henwick Worthy, Thatcham; Holybrook Linear Park, Calcot; Northcroft Park, Newbury and Moorside Centre, Thatcham. The District has clubs accredited under the Sport England Clubmark or the National Governing Bodies equivalent programme. In addition, sports clubs are registered with the County Sports Partnership for Berkshire.

The West Berkshire Open Space and Leisure Assessment of Need 2005 concluded the provision of sports halls and swimming pools exceeds demand based on the demand and supply modelling carried out as part of the study. The assessment is dated now and does not give indication of likely future condition of recreational facilities nor future demands. A new Playing Pitch Strategy has been commissioned.

However, Sport England's Active People Survey gives some indication of existing sport and activity participation in West Berkshire. Those over 16 participating in sport at moderate intensity for 30 minutes once a week increased from 39.7% in 2005/6 to 41.2% in 2013/14 and at three times a week from 25.9% to 28.1% over the same period. The number of adults (16+) who have not participated in any sport in the last 28 days has decreased from 48.6% to 43.2%.

**Future trends:** The marginally improving trend in participation is similar or slightly better than neighbouring authorities and nationally. However, the latent demand of adults who would like to do more sport over the next 12 months in West Berkshire has increased from 51.6% to 61.3% which is higher than most neighbouring authorities and nationally, and when combined with generally low rates of participation, it does indicate the need to ensure an adequate supply of sport and leisure facilities for the future.

## Landscape, Townscape and Cultural Heritage

### Landscape

West Berkshire has a varied natural landscape. The District can be divided into five national Countryside Character Areas based on differing but distinct landscape character and underlying geological diversity. These are Thames Basin Heaths (in the south), Hampshire Downs, Berkshire and Marlborough Downs (in the north), Chilterns (in the north-east) and Thames Valley (in the south-east)<sup>22</sup>.

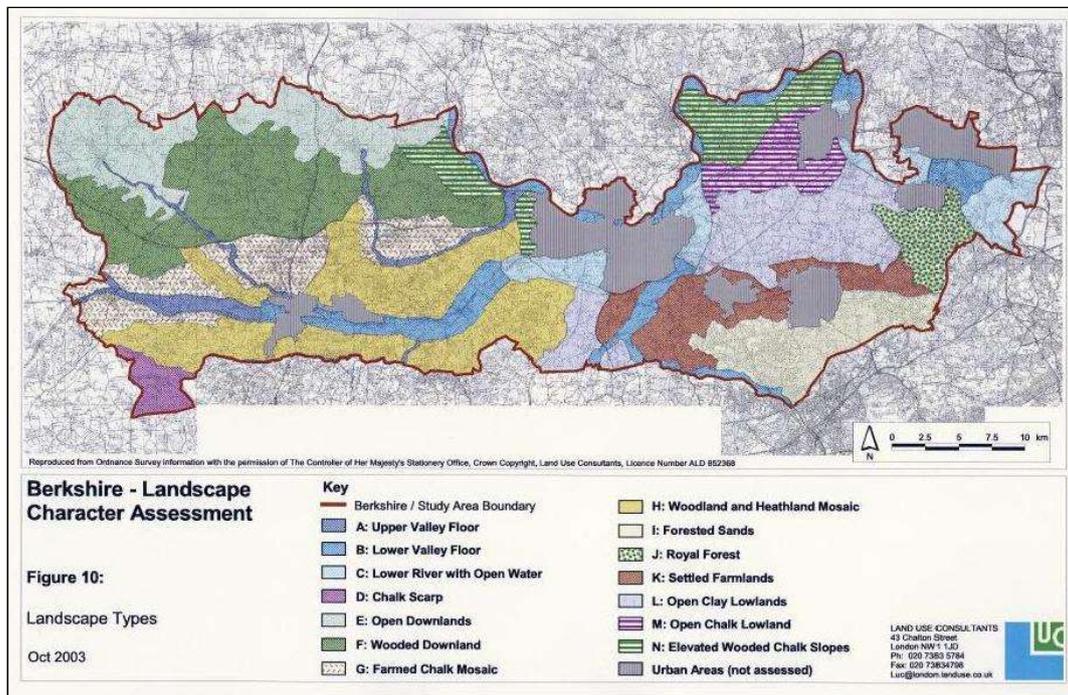
The Berkshire Landscape Character Assessment<sup>23</sup> (2003) identifies 14 landscape types which are subdivided into potential character areas.

<sup>21</sup> NPPF, paragraph 92 and 96

<sup>22</sup> The Character of England Landscape, Wildlife and Cultural Features Map, Natural England, 2005

<sup>23</sup> Berkshire Landscape Character Assessment, Joint Strategic Planning Unit, 2003.

**Figure 5 – Berkshire Landscape Character Assessment**

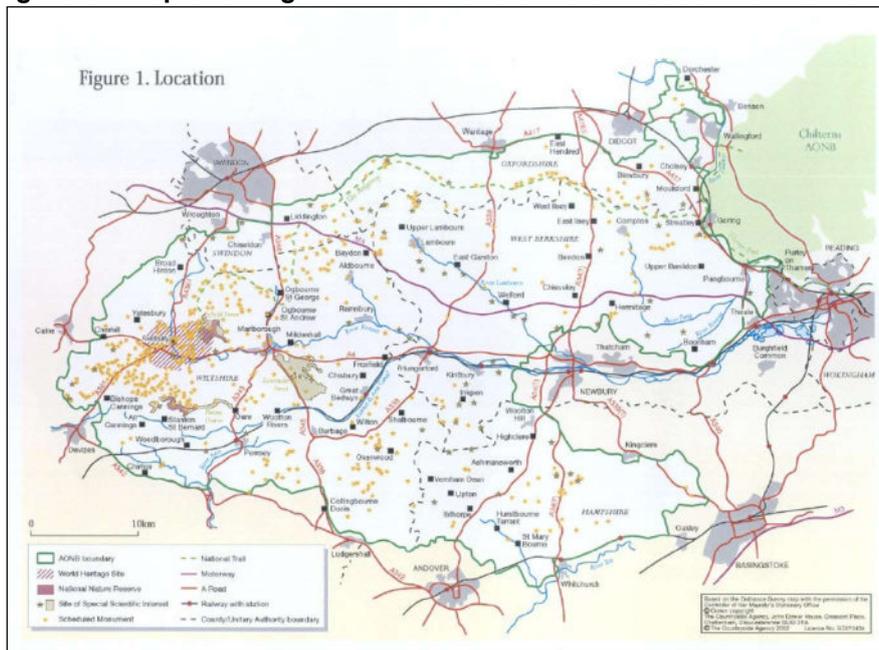


Source: Berkshire Landscape Character Assessment, 2003

74% of West Berkshire lies within the **North Wessex Downs Area of Outstanding Natural Beauty** which is a landscape of national importance. Within the AONB the diversity and mix of landscapes include<sup>24</sup>: Chalk Upland; Chalk Dipslopes and Lowland and Chalk with Tertiary or Gravel Deposits; Western Wooded Chalkland; Lambourn Valley; Pang Valley; Kennet Valley; Thames Valley; Wooded Lowland Farming; Gravel Plateau Woodlands with Pastures and Heaths; Plateau-edge Transitional Matrix; London Clay with Gravel Ridges; Small scale Wooded Valley Farmland; Large scale Valley Farmland; Parkland.

<sup>24</sup> North Wessex Downs AONB Integrated Landscape Character Assessment, 2002

**Figure 6 – Map showing the location of the North Wessex Downs AONB**



Source: North Wessex Downs AONB

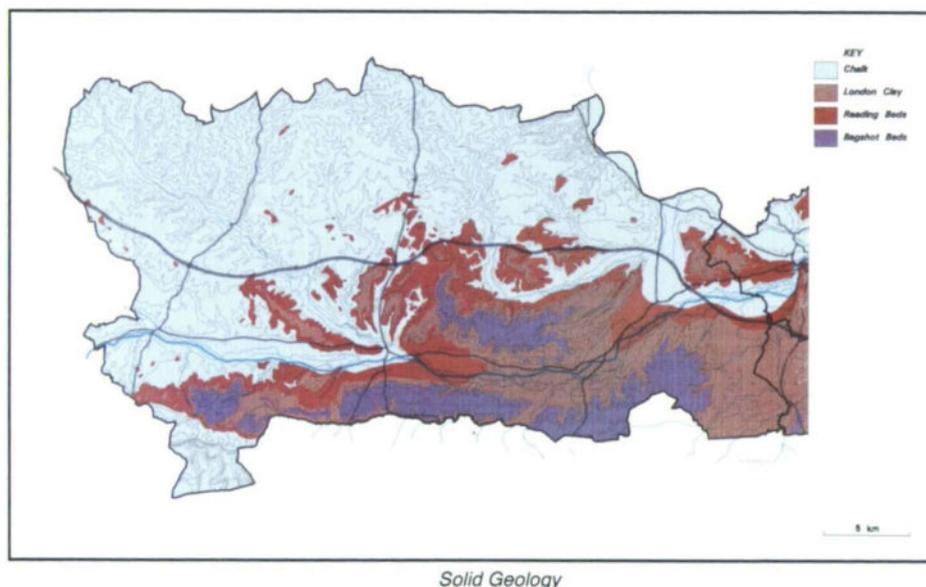
**Future trends:** Development is one of the most powerful forces for change to the landscape character of the District. The need to accommodate new housing and economic development along with its associated infrastructure is a perpetual challenge, particularly in the North Wessex Downs AONB. In an area such as West Berkshire there will inevitably be a demand for housing in rural areas which can be a very visible force for change. Recognising differences in landscape character at a range of scales is essential to ensure that land management changes and decisions about new development proposals take every practical opportunity to respect and enhance the sense of place of different areas. The promotion of good design and sense of place can help ensure that change is positive and does not result in an alteration of settlement character and identity due to the gradual erosion of local distinctiveness as traditional features are replaced with standard building materials and design.

## Geology

The main elements of West Berkshire's underlying geology are Chalk, London Clay, Reading and Bagshot Beds. In many areas alluvial deposits and plateau gravels are superimposed upon this geology. Chalk underlays much of the area covered by the AONB, while the Bagshot Beds are found to the south of the District stretching from the west to the east. The London Clay and Reading Beds are located in areas between the Chalk and the Bagshot Beds.

Rushall Farm Pit is currently the only Regionally Important Geological/ Geomorphological Site (RIGS) in West Berkshire, although seven of the District's SSSIs have been identified for their geological value.

**Figure 7 – Solid geology of West Berkshire.**



Source: Newbury District Wide Landscape Assessment, Landscape Design Associates, 1993

## Historic environment

The West Berkshire Historic Environment Record (HER) is a dynamic information service which acts as an index to all known physical remains of past human activity in the district<sup>25</sup>. The HER contains details of all West Berkshire's nationally and locally designated sites as well as buildings, structures, places and findspots that are not designated but still tell the story of our past. In 2018 there are over 11,000 such monuments on the HER. It is a public record which is used to understand and manage the historic environment resource of West Berkshire.

Historic England maintains the list<sup>26</sup> of the area's nationally protected sites:

**Listed Buildings:** The District has nearly 1900 listed buildings, 42 of which are listed at Grade I, 109 at Grade II\*, and the rest at Grade II. Examples include the Norman church of Avington, Elizabethan Shaw House, the Georgian mansion of Basildon Park, many timber-framed agricultural barns, Mortimer Station, and the 1950s St Johns Church in Newbury.

**Scheduled Monuments:** 90 sites are identified as Scheduled Monuments across West Berkshire. These include a wide range of types and chronological periods, including the Neolithic Long Barrow at Combe Gibbet, the many barrows of the Lambourn Seven Barrows Bronze Age cemetery, Iron Age hillforts such as Grimsbury Castle, the medieval site of Donnington Castle with its Civil War earthworks and the Cold War Cruise Missile storage facilities (GAMA Site) at Greenham Common.

**Registered Parks and Gardens:** There are 12 Registered Parks and Gardens that lie completely within West Berkshire. Examples include Folly Farm in Sulhamstead, Aldermaston Court and Purley Hall.

**Registered Battlefields:** There is one Registered Battlefield, the site of the First Battle of Newbury 1643.

West Berkshire Council is responsible for further designations:

<sup>25</sup> <http://info.westberks.gov.uk/her>

<sup>26</sup> <https://www.historicengland.org.uk/listing/the-list/>

**Conservation Areas:** There are currently 53 Conservation Areas<sup>27</sup>, generally within historic cores of towns and villages but also along the Kennet and Avon Canal east and west of Newbury. Two Conservation Area Appraisals have been completed. None have Management Plans although two are in preparation at Shaw House and Church Conservation Area.

**Locally Listed Assets:** West Berkshire Council maintains a local list<sup>28</sup> of heritage assets, considered to have special local architectural, archaeological or historic interest. Since the list was established in 2012, there have been 24 buildings and structures adopted, including pubs, almshouses and milestones.

The 2017 Historic England Heritage at Risk Register includes four Listed Buildings, four Scheduled Monuments, three Registered Parks and Gardens and one dual designation (listed and scheduled) deemed at risk in West Berkshire. These are listed in the table below:

**Table 3 - Heritage at Risk in West Berkshire<sup>29</sup>**

Site / Building at risk	Designation	Vulnerability
Chapel of St Leonard, East of Manor Farmhouse, Brimpton Road, Brimpton	Scheduled Monument and Listed Building grade II*	Vacant building
Pair of gate piers 204 meters east of entrance to Home Farm, Park Lane, Hampstead Marshall	Listed Building grade I, RPG grade II	Eroding of brick work – slow decay, no solution agreed
Three pairs of gate piers and walls around gardens and terrace at Home Far, Park Lane Hampstead Marshall	Listed Building grade I, RPG grade II	Weed growth and erosion – slow decay, no solution agreed
East Ilsley Down round barrows, East Ilsley	Scheduled Monument	Arable ploughing
Long barrow on Sheeo Down, 1km north of East Ilsley	Scheduled Monument	Arable ploughing
Pair of gate piers and approx 2m of wall to east and west of piers on edge of park Lane 162m west of entrance to churchyard, Park lane, Hamstead Marshall	Listed Building grade II*	Slow decay, no solution agreed
Two bowl barrows 500m NE of Stancombe Farm, Lambourn	Scheduled Monument	Animal burrowing - extensive
Membury Camp, Lambourn	Scheduled Monument	Woodland management
Aldermaston Court, Aldermaston	Registered park and garden grade II, 12 LBs, part in CA	Perceived lack of beneficial use and resources
Sandleford Priory, Greenham	Registered Park and Garden grade II, 2 LBs	Development
Shaw House, Newbury	Registered park and garden grade II, 6LBs, 2 CAs	Additional funding required to restore all the garden areas

Surveys of Grade II listed secular buildings have not been done nor to establish if any Conservation Areas are at risk

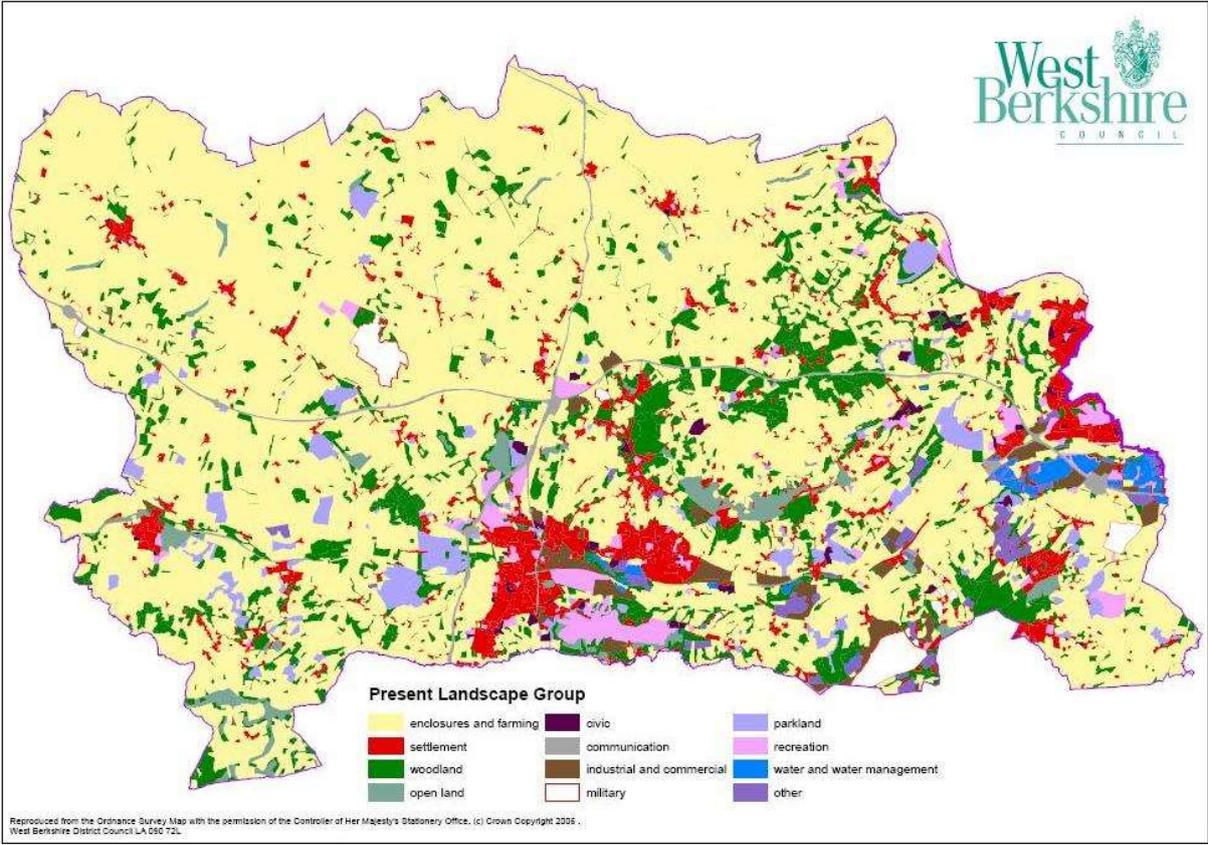
Mapping of current and past land use was undertaken between 2004-2007 for all of West Berkshire as well as for the North Wessex Downs Area of Outstanding Natural Beauty through the Historic Landscape Characterisation (HLC) Project.

<sup>27</sup> <http://info.westberks.gov.uk/conservationareas>

<sup>28</sup> <http://info.westberks.gov.uk/localist>

<sup>29</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

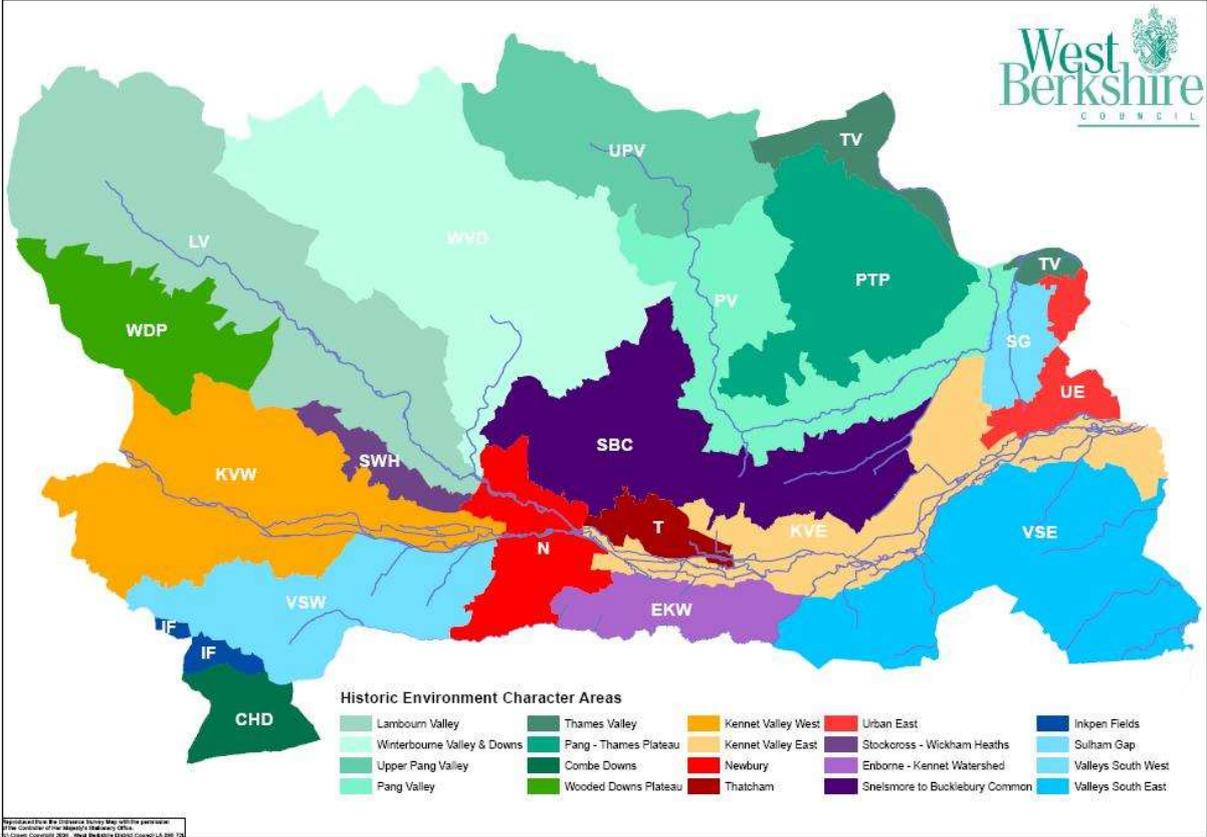
**Figure 8 – Present land use according to the Historic Landscape Characterisation Study for West Berkshire<sup>30</sup>.**



Building on the HLC work, the **Historic Environment Character Zoning (HECZ)** project for West Berkshire was then undertaken in order to provide an integrated spatial account of the historic environment resource in the district. It involved the mapping and analysis of a range of datasets including the Historic Environment Record (HER), Historic Landscape Characterisation (HLC), buildings, settlement form and a range of geographic data (geology, landform, drainage, etc). The result of this process was the classification and division of the district according to the dominant historic processes that have influenced and shaped our current landscape. This gives a spatial recognition of the variety of historic landscapes and archaeological features that either inform or survive within different areas across the district. The dominant characteristics, as recognised through the HLC project, are grouped up to form Historic Environment Character Areas (HECAs). These are then further subdivided, using data from the HER, into Historic Environment Character Zones (HECZs). For each HECA and nested HECZ a written description has been prepared that summarises the main influences and features. Using the information obtained through the project each HECZ also has a Historic Environment Action Plan (HEAP), highlighting the major threats or opportunities to the historic environment and giving priorities for future research activity.

<sup>30</sup> Historic Landscape Characterisation Project, West Berkshire Council, 2007

**Figure 9 – Historic Landscape Character Areas for West Berkshire<sup>31</sup>.**



**Future trends:** Development is again one of the most powerful forces for change to the conservation and enhancement of the historic environment of the District and so having an understanding of the way in which the historic environment has influenced settlement patterns and the sense of place of particular areas is important in accommodating future development. In the future, successful conservation and enhancement will only be achieved through partnership and cooperation. Promoting a multi-agency approach to the management of the historic environment will also increase public participation, understanding and enjoyment.

**Common land**

West Berkshire has 54 pieces of land registered as commons throughout the area including town commons still under traditional grazing, such as Hungerford Common and Greenham Common. Land registered as town or village green number 31 across the district. Many are under pressure from recreational use.

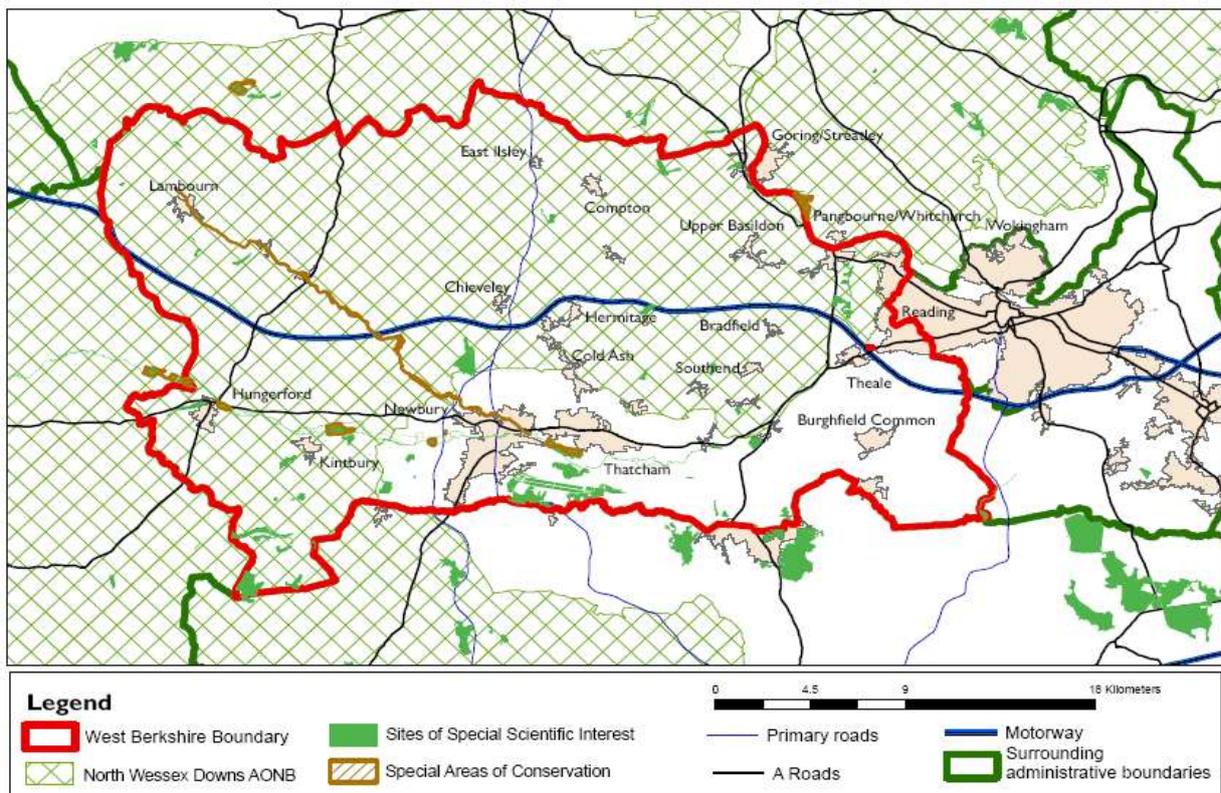
<sup>31</sup> Historic Environment Character Zoning Project, West Berkshire Council, 2007

## Biodiversity and Green Infrastructure

### Biodiversity

West Berkshire has a diverse natural environment made up of many different natural habitats, 21 of which are identified as Priority Habitats for conservation (c.8400 ha)<sup>32</sup>. Much of this habitat is located in designated sites of international, national, regional and local conservation importance.

**Figure 10: Location of SSSIs and SACs in relation to West Berkshire and the North Wessex downs AONB.**



**Special Areas of Conservation (SAC):** Three SACs (which are all sensitive to surface and groundwater quality and quantity) in West Berkshire are of international importance and cover six of the District's Sites of Special Scientific Interest (SSSI). See below.

<sup>32</sup> Thames Valley Environmental Records Centre (TVERC), 2017

**Table 4 – West Berkshire SACs**

Area	Quality and importance	Vulnerability
River Lambourn	One of the best chalk streams in the UK and a priority Biodiversity Action Plan habitat that includes Ramunculion Fluitantis and Callitricho-Batrachion (Aquatic Vegetation) and the European Bullhead. The river is a site that supports significant presence of the Brook Lamprey.	Area of high water quality and habitat quality. Localised higher water nutrient levels (in particular phosphorous concentrations) and siltation associated with sewage treatment works.
Kennet and Lambourn Floodplain	One of the UK's more extensive known populations of Desmoulin's Whorl snail	Require open, unshaded conditions, with an adequate supply of high quality water and water levels. Majority of population are not considered to be under threat.
Kennet Valley Alderwoods	Alluvial Forests of Ash and Alder	Dependent on maintenance of constantly high ground water levels. The site is subject to low levels of intervention and natural processes are allowed to prevail, therefore, there are no known threats to groundwater levels.

**Sites of Special Scientific Interest (SSSI):** West Berkshire currently has 50 SSSIs (1,406.31 ha<sup>33</sup>) which are of national importance for the species of animal or plantlife that they support or for their geology. The table below lists the habitat designations in West Berkshire. Six fall within SACs.

**Table 5 – West Berkshire Habitats**

Habitat designated	Number of sites
Alder Woodlands	1
Ancient Woodland	10
Ancient Woodland and Heath land	1
Ancient Woodland and Wet Grassland	1
Chalk Grassland	10
Chalk Grassland and Ancient Woodland	1
Chalk Grassland and Lichens	1
Chalk Stream	7
Heathland	1
Lake and Wetland	1
Meadow	2
Neutral Grassland	3
Neutral to Acidic Grassland	1
Ponds and Marsh	1
Pools and Wet Woodland	1
Reed Beds	2
Wet Grassland	2
Wet Grassland and Chalk Stream	1
Wet Grassland and Reed bed	1
Wet Heath and Ancient Woodland	1
Wet Marsh	1

Approximately 56% of the SSSI area is considered to be in a favourable state, with 32% unfavourable but recovering and 11% unfavourable and not changing. River Kennet and River Lambourn SSSIs are

<sup>33</sup> Natural England, 2017

in an unfavourable no change state with Woolhampton Reed Bed and Boxford Chalk Pit (<1%) being unfavourable declining.

- **Special Protection Areas (SPA):** There are no SPAs in West Berkshire, however the south eastern corner of the District (around the village of Beech Hill) falls within the 5km zone of the Thames Basin Heath SPA.
- **Local Nature Reserves (LNR):** There are three sites within the District.
  - Thatcham Reed Beds,
  - Hose Hill Lake,
  - Burghfield and Padworth Common.
- **Local Wildlife Sites (LWS):** There are 508<sup>34</sup> sites (c.7600 ha) designated for their county level importance and covering 11% of West Berkshire, many of which are ancient semi-natural woodland. The Berkshire Local Nature Partnership has identified.
- **Other sites:** West Berkshire has a rich range of habitats including hedgerows, veteran trees and wildlife corridors as well as conservation verges which are managed differently to normal verges and are sympathetic to the wildlife that flourishes on them. In addition, smaller extant features, which form a mosaic of fragmented sites throughout the area, are important when considered as a whole and connections to and between such sites are also of great value.
- **Protected and other species:** The water vole is Britain's fastest declining mammal. The Thames region is one of the country's strongholds for the animal and even here the decline has been dramatic. Most wildlife species require a number of elements such as ground condition, vegetation and appropriate management in order to complete their life cycle. Farmland still supports large numbers of birds, but great changes have occurred to the management of farmland over the past 30 years and a downward trend can be seen. In Berkshire as a whole, 788 out of 943 priority species for conservation nationally in the UK Biodiversity Action Plan, are present and requiring positive action.

The report 'Making Space for Nature'<sup>35</sup> introduced the need for a different approach to nature conservation from simply trying to protect what we have to a large-scale approach which re-establishes habitat networks and the services they provide us. The approach is taken forward in the Government's 25 Year Environment Plan (2018). The process of defining habitat networks across the whole of the South East, including West Berkshire has begun. Areas which have a high density of priority habitat, and which have opportunity to be developed as a habitat network have been identified. They are known as 'Biodiversity Opportunity Areas' (BOA) and The Berkshire Local Nature Partnership has identified 17 BOA in the Berkshire Biodiversity Strategy 2014 - 2020.

The Air Pollution Information System database website contains detailed information on site relevant critical loads and graphical trends in relation to Nitrogen and Acid deposition; Ammonia, Nitrogen Oxides and Sulphur Dioxide concentrations.

**Future trends:** Population growth requiring more housing and infrastructure and consumption of natural resources, along with changes in agricultural land use and climate change will continue to place pressure on the wildlife and ecosystems in West Berkshire. Without positive protection, conservation and enhancement, existing species and habitats will decline in quality and extent, and the value of nature for people's appreciation and enjoyment, will be diminished.

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<sup>34</sup> Thames Valley Environmental Records Centre (TVERC), 2017

<sup>35</sup> Lawton, J. (2010) Making Space for Nature: A Review of England's Wildlife Sites and Ecological Network

## Green Infrastructure

Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities across the District. Examples of GI assets can include:

- Natural and semi-natural rural and urban green spaces – including woodland and scrub, grassland (e.g. downland and meadow), heath, wetlands, open and running water, brownfield sites and bare rock habitats (e.g. quarries),
- Parks and gardens – urban and country parks, formal gardens, and institutional grounds (e.g. schools and hospitals),
- Amenity green space – informal recreation spaces, play areas, outdoor sports facilities, housing greenspaces, community gardens, roof gardens, village greens, commons, living roofs and walls, hedges, civic spaces, and highway trees and verges,
- Allotments, orchards, and farmland,
- Cemeteries and churchyards,
- Green (and 'blue') corridors - rivers and canals (including their banks), road verges and rail embankments, cycling routes and rights of way,
- Sites of Special Scientific Interest, Local Wildlife Sites and Local Geological Sites and Nature Reserves,
- Local Green Space designations,
- Archaeological and historic sites,
- Functional green space such as sustainable drainage schemes (SuDS) and flood storage areas.

West Berkshire manages around 740 miles of Public Rights of Way<sup>36</sup> made up of Public Footpaths (61%), Public Bridleways (17%), Restricted Byways (8%) and Byways Open to all Traffic (14%). In addition, 13 miles of permissive access have been provided by landowners under Countryside or Environmental Stewardship agreements. The Ridgeway and Thames Path National Trails also pass through the District. 'Open access land' under the Countryside and Rights of Way Act 2000 covers 1.7% of West Berkshire (1207 hectares). The Council's ROWIP completed an assessment of need from the public and identified a number of priorities including, a better maintained access network for passage and interpretation for information and encouraging more responsible behaviour, and to enhance biodiversity and historic character. New access should be provided to improve links between population centres and facilities including schools and for those of restricted mobility, as well as improved equestrian access away from roads.

The Kennet & Avon Canal provides approximately 28 miles of navigable waterway used increasingly for motorised and non-motorised vessels and craft with many occupied as houseboats, though the exact number is not known. The Kennet & Avon Canal towpath also provides both residents and visitors with significant leisure walking and cycling opportunities.

West Berkshire has two Green Flag Award winning parks, Northcroft and Goldwell Parks in Newbury and Holybrook Linear Park in Calcot with a number of other parks managed locally by town or parish councils.

Stratfield Mortimer has 5 'designated' green spaces under the only Neighbourhood Development Plan in West Berkshire.

The importance for mental health and wellbeing of access to quality green space was highlighted by the Marmot Review<sup>37</sup> and was reinforced in the 2011 UK National Ecosystem Assessment.<sup>38</sup> There is significant and growing evidence on the physical and mental health benefits of access to green spaces, such as on horseback<sup>39</sup>. Research shows that access to green space is associated with

<sup>36</sup> West Berkshire Council Rights of Way Improvement Plan 2010 – 2020 (ROWIP)

<sup>37</sup> [The Marmot Review: implications for Spatial Planning](#). The Marmot Review Team (2011).

<sup>38</sup> [Plugging health into planning](#): evidence and practice. Local Government Group

<sup>39</sup> Health Benefits of Horse Riding, British Horse Society

better health outcomes (eg lower body mass index, improved mental health, improved longevity in older people) and income-related inequality in health is less pronounced where people have access to green space. Access to green space is not equal across the population of England. People living in the most deprived areas are less likely to live in the greenest areas, and therefore, will have less opportunity to gain the health benefits. It can also bring other benefits such as greater community cohesion and less social isolation.<sup>40</sup>

**Future trends:** The emphasis for the delivery of new green infrastructure will be on meeting the need created as a consequence of new development including connecting with and improving existing infrastructure, where possible. Key opportunities for improving Green Infrastructure (GI) in West Berkshire include:-

- Adopting Sustainable Drainage systems to alleviate flooding
- Creating green spaces and planting within development to provide shade, cooling and wind interception and an insulation role in winter.
- Forming buffers and wildlife corridors for key habitats and species.
- Providing good quality, accessible green space and infrastructure within development to improve health and wellbeing, create an attractive place to live and work.
- Maximising the number of functions and benefits delivered by each GI asset.
- Interconnecting GI assets to form a strong GI network of green spaces and corridors which deliver the range of GI functions.
- Focusing and prioritising GI investment on economic growth points where the majority of people will be located in the future or where there is an economic need (such as recreation) to deliver multiple GI benefits.

## Climate Change and Resource Efficiency

### Climatic factors

The World Meteorological Organization (WMO) requires the calculation of averages for consecutive periods of 30 years, with the latest covering the 1961-1990 period. However, many WMO members, including the UK, update their averages at the completion of each decade. Thirty years was chosen as a period long enough to eliminate year-to-year variations. These averages help to describe the climate and are used as a base to which current conditions can be compared.

Changing weather patterns may be seen as direct indicators of climate change. The Met Office's average figures for the South East of England (South East and Central South) for 1971-2000 indicate that **minimum daily temperatures** ranged from 1.2 °C in February to a minimum of 11.9 °C in July, while **maximum temperatures** ranged from 7.2 °C in January to 21.7 °C in July. **Average monthly rainfall** in the South East varies from 45.2mm in July to 86.1mm in December with an average annual total of 776.8mm.

<sup>40</sup> Local action on health inequalities: Improving access to green spaces. Health Equity Evidence Review 8: September 2014

Figure 11 – Average annual rainfall (mm) 1971 – 2000

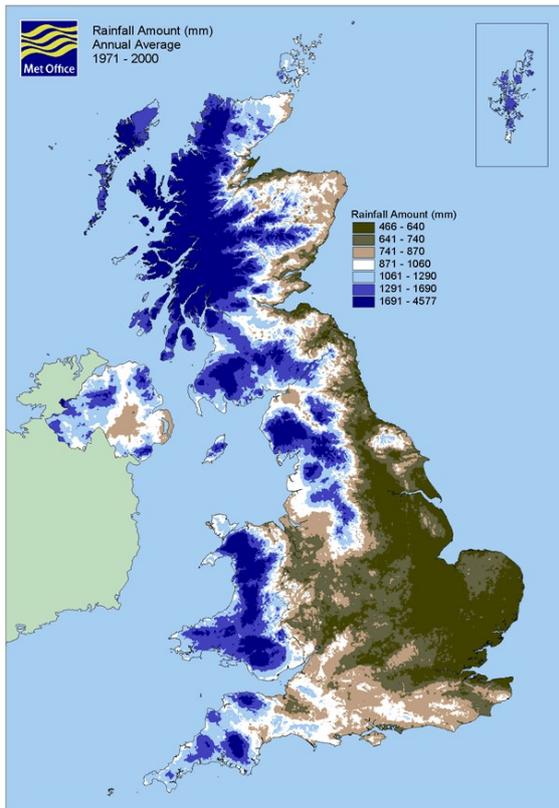
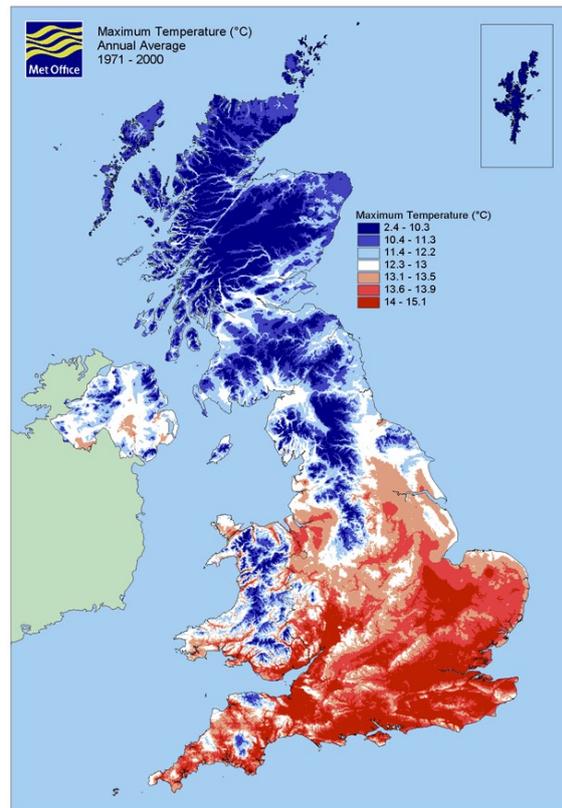


Figure 12 Average annual max. temp.(°C) 1971 - 2000



Source: Met Office (Crown copyright). [www.metoffice.gov.uk](http://www.metoffice.gov.uk)

The UK Climate Projections, known as UKCP09<sup>41</sup> consolidate other scientific reports and provides a basis for studies of impacts and vulnerability and decisions on adaptation to climate change in the UK over the 21<sup>st</sup> century. It provides observed trends in UK climate. A summary of the main findings are:

- Warming of the global climate system is unequivocal, with global average temperatures having risen by nearly 0.8 °C since the late 19th century, and rising at about 0.2 °C/decade over the past 25 years.
- Central England Temperature has increased by about 1 °C since the 1970s with 2006 being the warmest on record. It is likely that global emissions of man-made greenhouse gases have contributed significantly to this rise.
- Annual mean precipitation over England and Wales has not changed significantly since records began in 1766. Seasonal rainfall is highly variable, but appears to have decreased in summer and increased in winter, although with little change in the latter over the last 50 years.
- All regions of the UK have experienced an increase over the past 45 years in the contribution to winter rainfall from heavy precipitation events; in summer all regions except NE England and N Scotland show decreases.
- Severe windstorms around the UK have become more frequent in the past few decades, though not above that seen in the 1920s.
- Sea-surface temperatures around the UK coast have risen over the past three decades by about 0.7 °C.
- Sea level around the UK has risen by about 1 mm/yr. in the 20th century; the rate of rise in the 1990s and 2000s has been higher than this.

Defra announced in January 2016 that the UK Climate Projections will be updated following the Paris Agreement on Climate Change (December 2015).<sup>42</sup> The Environment Agency's guidance 'Flood risk

<sup>41</sup> Defra, (2009) Adapting to Climate Change: UK Climate Projections

<sup>42</sup> Meteorological Office UK Climate Projections UKCP18 project announcement

assessments: climate change allowances' 2016 provides allowances for anticipated change in peak river flow by river basin district, peak rainfall intensity, sea level rise, offshore wind speed and wave height to help planners, developers and their advisors to understand the likely impact of climate change rivers and coast.

Within the Thames River Basin District the following medium future scenario is projected by 2055<sup>43</sup>

- Winter precipitation increases of around 15%.
- Precipitation on the wettest day in winter up by about 15%.
- Relative sea level at Sheerness likely to be up between 10cm and 40cm from 1990 levels.
- Peak River flows in a typical catchment likely to increase by 15%.

Climate Change is also likely to lead to reduced water quality due to lower summer flows, and increased water temperatures which could lead to higher concentrations of pollution and algal blooms, which could in turn impact on habitats and local wildlife.

At present, the health burden due to low temperature exceeds that of high temperature. However, heat-related mortality, which is currently around 2,000 premature deaths per year, is projected to increase steeply in the UK throughout the 21st century, from around a 70% increase in the 2020s to around 540% in the 2080s in the absence of any physiological or behavioural adaptation of the population to higher temperatures. Southern, central and eastern England appear to be most vulnerable to current and future effects of hot weather compared with other UK regions. Cold is still likely to contribute to the majority of temperature related health effects over the coming decades, although the health burden due to the cold is projected to decline by the 2080s compared with the present day levels. The elderly are more vulnerable to extreme heat and cold than younger people, so future health burdens are likely to be amplified by an ageing population. Additionally, increasing temperatures is projected to lead to an increased ozone related health burden, possible effects on aeroallergens, building overheating and indoor pollution, the effect on ambient levels of Ultraviolet radiation and possible higher levels of exposure, and the influence on air, water and food borne diseases <sup>44</sup>.

**Future trends:** The data available indicates that planning for change must take place both in terms of mitigation and adaptation. Understanding and adapting to the realities of climate change will be one of the challenges the District will be faced with. The measures taken to respond to climate change can take many years, so it is important to develop flexible policy solutions to deal with the range of future weather conditions and possible new knowledge and technologies. Climate change scenarios for the UK (UKCIP02 and UKCP09) provide the best information on which to form an understanding of climate change, and show that it is expected to be more pronounced in the South East than in any other UK region. Nationally it is estimated that, under Medium emissions, there will be an annual warming generally by the 2080s with mean temperatures of up to 4.2°C warmer in the south-east and with greater warming in summer and autumn than in winter and spring. Over the same period, although annual rainfall totals are not expected to show much change, winters are expected to be up to 33% wetter than at present, and summers about 40% drier<sup>45</sup>. A changing climate will bring about more storms, heavier rain, stronger winds and more summer heat-waves.

Climate change will have an impact on the landscape and our lifestyles and health; rare wildlife habitats and species may be threatened by the changing climate; farming could suffer from more pests, worse soil erosion and a decrease in agricultural land; more intense rain, rising sea levels and wetter soils will increase flood risk; and water supplies will be affected along with our demands made on them. Infrastructure is vulnerable to these changes through disruption (e.g. flooding), reduction in capacity or efficiency (eg long term rising temperatures) and impacts on design life of infrastructure and the services it provides.

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<sup>43</sup> Defra, EA (2011) Climate change Information for Local Flood Risk Management Strategies, Thames River Basin District Map

<sup>44</sup> Health Protection Agency (2012) Health Effects of Climate Change in the UK 2012

<sup>45</sup> UKCIP02 Climate Change Scenarios for the UK, UK Climate Impacts Programme, [www.ukcip.org.uk](http://www.ukcip.org.uk).

## Water quality and Contaminated Land

Water quality is assessed by the percentage of river length that has good chemical and ecological 'status'. Ecological status, in turn, is defined as a combination of physico-chemical elements (e.g. nutrients, pH and dissolved oxygen), biological elements (e.g. fish and algae), specific pollutants and hydromorphology (e.g. depth, width and flow). The Water Framework Directive and the Thames River Basin Management Plan 2015 set the baseline 'status' for water bodies in West Berkshire, below which there should be no deterioration and future objective 'status' to be achieved by 2027.

Poor water quality is typically due to a combination of agricultural runoff, untreated drainage from built-up areas and roads, and discharge from wastewater treatment works. It can affect people's health, and that of plants and animals.

The main catchment in the District is the Kennet and its tributaries. Surface water quality is generally moderate for ecology and good for chemical status.<sup>46</sup> Pollution from rural areas and waste water, physical modifications and changes to natural level and flow of water are some of the main challenges in the catchment.

Diffuse pollution remains the major issue affecting groundwater quality. Nitrates continue to impact a significant fraction of aquifers across West Berkshire. There are no Nitrate Sensitive Areas in West Berkshire, but there are large areas covered by Nitrate Vulnerable Zone (NVZs). NVZs apply to areas where surface and/or groundwater contains nitrate concentrations in excess of 50mg/l and to bodies of water that are or may become enriched by nitrogen compounds which cause a growth of algae and other plant life that unbalances the quality of the water and to organisms present in the water. The widespread classification of NVZs in West Berkshire is reflective of the land use within the area and the intensive agricultural practices which are employed. As a consequence farmers within NVZs are required to comply with mandatory Action Programme measures designed to protect both ground and surface waters against pollution caused by nitrates from agriculture.

In 2017, 58% of England was designated as a Nitrate Vulnerable Zone (NVZ). Approximately three quarters of West Berkshire is now designated as a NVZ, including Newbury, Thatcham and the eastern part of the district including Theale and Calcot.

Three different types of NVZs have been identified in West Berkshire:

- Surface Water;
- Groundwater; and
- Eutrophic waters.

The most prominent is the groundwater NVZ, which covers much of the northern and western areas of West Berkshire.

Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones signal the risk of contamination from certain nearby activities that might cause groundwater pollution in the area. SPZs cover a large part of West Berkshire mainly in the central and eastern part of the District. The River Thames forms part of the northern boundary of the District. The River Kennet flows through Newbury on its way to Reading, and the River Lambourn joins the Kennet at Newbury. There are a total of 25 SPZs either fully or partially contained within the District. Eight of these are Inner SPZs, 7 are Outer SPZs and the other 10 are Total Catchment Zones. The majority is Zone 3 with 8 main areas identified as Zone 1 and 2 clustered around Newbury and the eastern boundary bordering Reading.

Groundwater Vulnerability Zones vary from 'high' in parts of the west and north of the District to 'medium/medium-low' in the east and south. New maps produced by the Environment Agency show the vulnerability of groundwater to a pollutant discharged at ground level based on hydrological, geological, hydrogeological and soil properties within a single square kilometre. It can be used as a

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<sup>46</sup> Thames River Basin Management Plan 2015 – Kennet summary

high level screening tool to give an indication of whether a proposed site allocation is likely to be acceptable or of potential concern.

West Berkshire Council has due regard to the Water Framework Directive and the Thames River Basin Management Plan with respect to future development planning. The zoning above will assist in the site selection process for the Local Plan Review.

### Contaminated Land

Contaminated land in the UK is a legacy of our industrial past. Industrial processes such as gas works, chemical works and waste disposal have resulted in large number sites whose soils are contaminated with a wide range of hazardous chemicals. The contaminants resulting from some of these industrial activities can lie hidden in soils, posing a health risk to humans that unknowingly come into contact with them. They can also pollute our groundwater, surface waters (rivers, streams and lakes) as well as wildlife and ecological conservation areas.

Although West Berkshire has never been a heavily industrialised area, the district does have its own legacy of contaminated land that needs to be dealt with. To date, 2 sites have been declared contaminated land under Part IIA of the Environmental Protection Act 1990 and approximately a further 1200 potentially contaminated land sites have been identified within the district.

West Berkshire's industrial history can be traced back to at least Roman times with the manufacture of pottery, iron and woodcrafts. The industrial revolution during the latter part of the 18th century impacted strongly on parts of the county but left many areas untouched. Agriculture was the major employer and industries were related either to serving an agriculture economy or processing the materials produced in the area. Due to the various types of clay deposits found throughout the county the brick making industry flourished until World War II but declined during the 1950s. Gravel was not used extensively until the 20th century and the subsequent use of exhausted gravel pits as landfill sites for refuse disposal was another essential major industry. Current land use is dominated by agriculture, covering 74% of the District. The remaining land is either residential or used for commercial or light industrial activity. The area has a high concentration of high – tech firms, a renowned racehorse industry and a number of areas owned or previously owned by the Ministry of Defence. They are; AWE Burghfield, AWE Aldermaston, RAF Welford, and Greenham Common. Greenham Common has been decommissioned and is now owned by a trust of which West Berkshire District Council is a part. The other three sites remain operational.

**Future Trends:** Meeting water quality standards is a challenge for the Thames Basin and West Berkshire. Together with tightening water quality standards and targets to comply with the Water Framework Directive, a growing population and development pressures are placing extra demands on the sewerage treatment infrastructure and the waters receiving effluent. The New Local Plan will need to consider the increase in housing numbers in relation to point source pollution and the infrastructure.

The Council Contaminated Land Strategy provides an updated roadmap for how it intends to continue to deal with declared part II EPA sites and the threats arising from contaminated land in the district.

### **Water supply**

Water is the most essential of natural resources. It must be managed and used sustainably. South East England is the driest and most densely populated part of the UK yet uses the most water per person. Consequently pressure upon water resources is high, and there are many areas wherein there is little or no water available for abstraction during drier periods.

Water resources within West Berkshire are managed by water and wastewater services company Thames Water. The District is located within two Water Resource Zones; the Kennet Valley Resource Zone and the Swindon and Oxfordshire Resource Zone (SWOX). Above ground water resources include the rivers Pang, Lambourn and Kennet. The primary groundwater resource is the chalk aquifer that underlies much of eastern and southern England, this aquifer is tapped by a number of bores that supply potable water to the district. The majority of abstractions are from groundwater and abstraction

for public water supply predominates<sup>47</sup>. Consumption and abstraction must be sustainable and not damage the environment. The Environment Agency, in its document *Water for People and the Environment (2009)*, indicated that West Berkshire is within an area with “serious levels of water stress”. In addition, much of the district has water resources that are either over licensed, over abstracted or there is no water available for abstraction<sup>48</sup>.

**Future Trends:** Climate change is anticipated to have an impact on water supply due to more extreme climatic variability. Hotter summers are expected to result in increased water usage and reduce the period when groundwater sources can refill, in addition, soil moisture is expected to be reduced in summer, resulting in increased use of irrigation for crops. Overall, increased population and the effects of climate change are going to place greater pressures on a finite resource. The Environment Agency suggests that within less than thirty years there will be a major water shortage in the South East unless there is a reduction in the amount of water used or new resources are found. Water conservation measures are going to be required to ensure an adequate water supply into the future. Baseline water supplies are forecast<sup>49</sup> to reduce over the Thames Water area during the Water Resource Management Plan 2015 - 2040 planning period due to the impact of climate change on groundwater sources and sustainability reductions as defined by the Environment Agency NEP3. However, sustainability reductions are not forecast for the Kennet Valley Water Resource Zone (WRZ). In the SWOX zone Thames Water predict a supply demand deficit in both dry year annual average and dry year critical period where the deficit will grow from -1 MI/d in 2020 to -32 MI/d by 2040 resulting in a supply that is not secure without corrective action. This mean there is a greater probability that demand restrictions will be required in dry years and demand management, such as metering, and resources options are being considered with the former being basis of a preferred plan. By contrast, Kennet Valley WRZ is predicted to remain in surplus throughout the planning period to 2040, though the WRMP preferred plan features promotion of water efficiency and a roll out of household metering. This approach will help to manage demand particularly in case of drought, the protection of sensitive European designated sites, and to apply a consistent policy to customers across the Thames Water area.

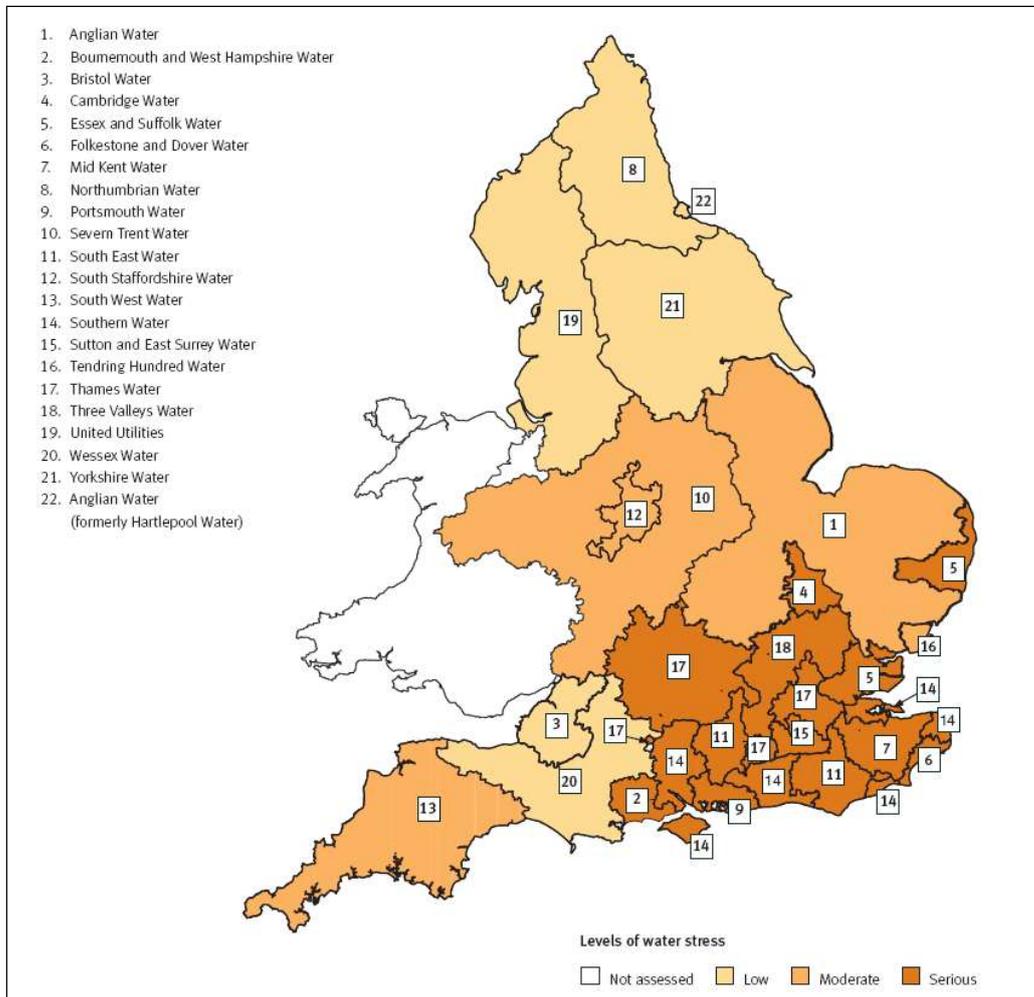
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<sup>47</sup> Kennet and Vale of White Horse Catchment Abstraction Management Strategy (CAMS)

<sup>48</sup> Water for people and the environment, Water Resources strategy for England and Wales (2009) Environment Agency, [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

<sup>49</sup> Water Resource Management Plan 2015 – 2040 (Thames Water)

**Figure 13 – Water Stressed Areas in England**



Source: Environment Agency (Crown Copyright). [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

### Flood risk

There are various forms of flooding which all present various levels of risk. Flooding can occur from rivers, the sea, from land, groundwater, sewers, reservoirs, canals and other artificial sources. West Berkshire has undertaken a Strategic Flood Risk Assessment (SFRA)<sup>50</sup> as required by the NPPF, in consultation with the Environment Agency to “determine the variation of flood risk across and from their area as the basis for preparing appropriate policies for flood risk management for these areas”.

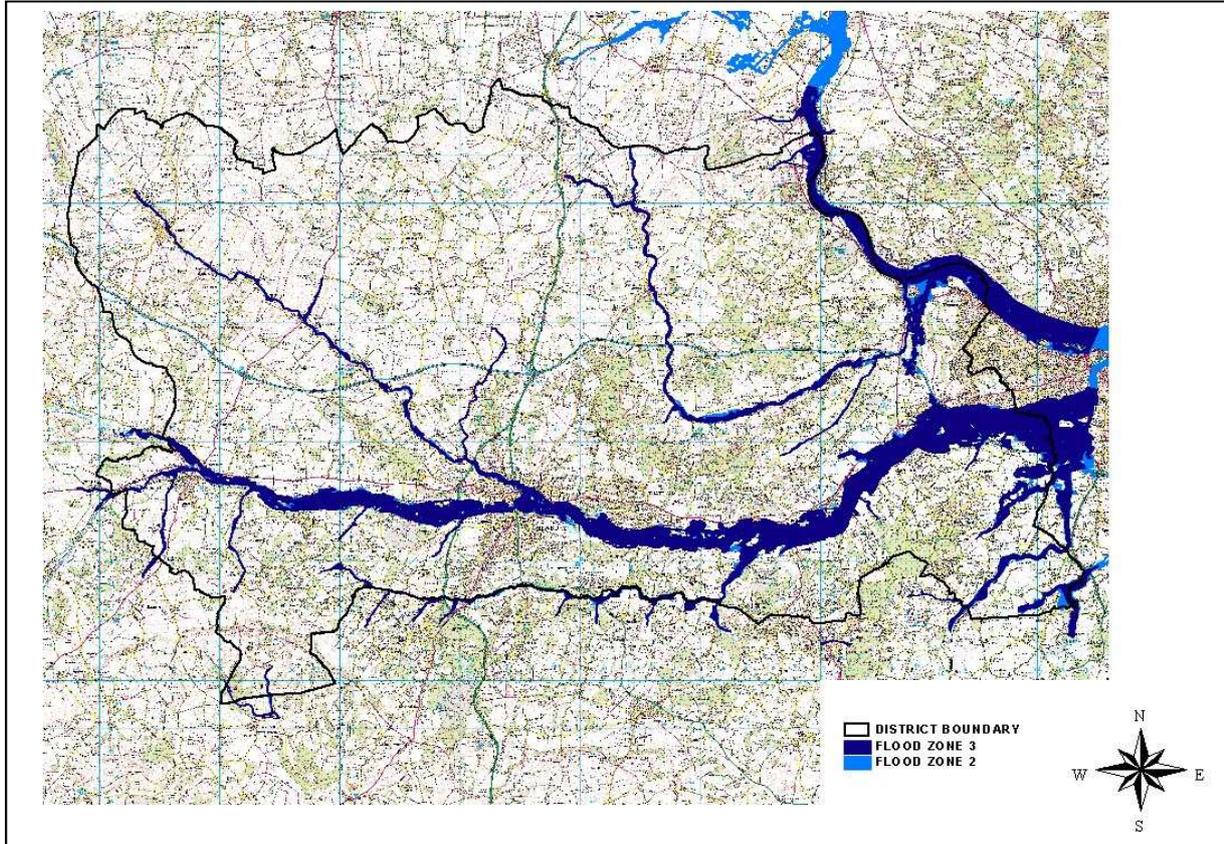
The Environment Agency (EA) provide climate change allowances to be considered as part of flood risk assessments. They are based on climate change projections and different scenarios of carbon dioxide (CO<sub>2</sub>) emissions to the atmosphere. The EA provides predictions of anticipated change for the following:

- peak river flow by river basin district
- peak rainfall intensity
- sea level rise

<sup>50</sup> West Berkshire Council, Strategic Flood Risk Assessment Level 1, 2008 (updated 2015)

- offshore wind speed and extreme wave height

An updated SFRA is currently being prepared and together with the existing SFRA will inform the West Berkshire Local Plan Review and highlight requirements for specific development sites in relation to flood and drainage infrastructure. The new SFRA is expected to be published in 2018 and will include assessment of the potential impact of climate allowances in the Thames Basin District and



which will be taken into account for the Sustainability Appraisal of proposed developments and their vulnerability to flood.

**Figure 14 – Flood Zone Map of West Berkshire**

Source: Environment Agency (Crown Copyright) [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

The risk of flooding within West Berkshire is widespread, arising not only from rivers but also from surface water and groundwater flooding. The events of the summer of July 2007 and January and

February 2014 were reminders of the impacts that flooding can have upon the local community. A relatively large number of homes and businesses within West Berkshire are at risk of flooding, arising from a number of sources including river flooding, localised runoff, groundwater flooding, some surface water flooding and infrastructure failure. The SFRA has delineated the District into zones of 'low', 'medium', and 'high' probability of fluvial flooding in accordance with national guidance (as set out then in PPS25 and since taken into account under the NPPF), it has modelled the impacts of climate change, and it has investigated the risk of groundwater and surface water flooding which has resulted in a series of 'Critical Drainage Areas' being identified to inform the planning process.

**Future Trends:** A considerable amount of research is being carried out worldwide in an endeavour to quantify the impacts that climate change is likely to have on flooding in future years. Climate change is perceived to represent an increasing risk to low lying areas of England, and it is anticipated that the frequency and severity of flooding will change measurably within our lifetime.

According to the SFRA for West Berkshire, climate change will not markedly increase the extent of river flooding within most areas of the District, however those properties (and areas) that are currently

at risk of flooding may be susceptible to more frequent, more severe flooding in future years. The 'best practice' approach adopted throughout England is that Flood Zone 2 Medium Probability is considered a reasonable approximation of the likely extent of the High Probability Flood Zone in 100 years as a result of climate change. Climate change will also potentially increase the frequency and intensity of localised storms over the District, this could exacerbate localised drainage problems.

Locating developments outside areas of flood risk is essential to avoid a legacy of economic, social and environmental costs as is maintaining existing flood risk management infrastructure and ensuring all development incorporates sustainable drainage systems to minimise surface water flood risk.

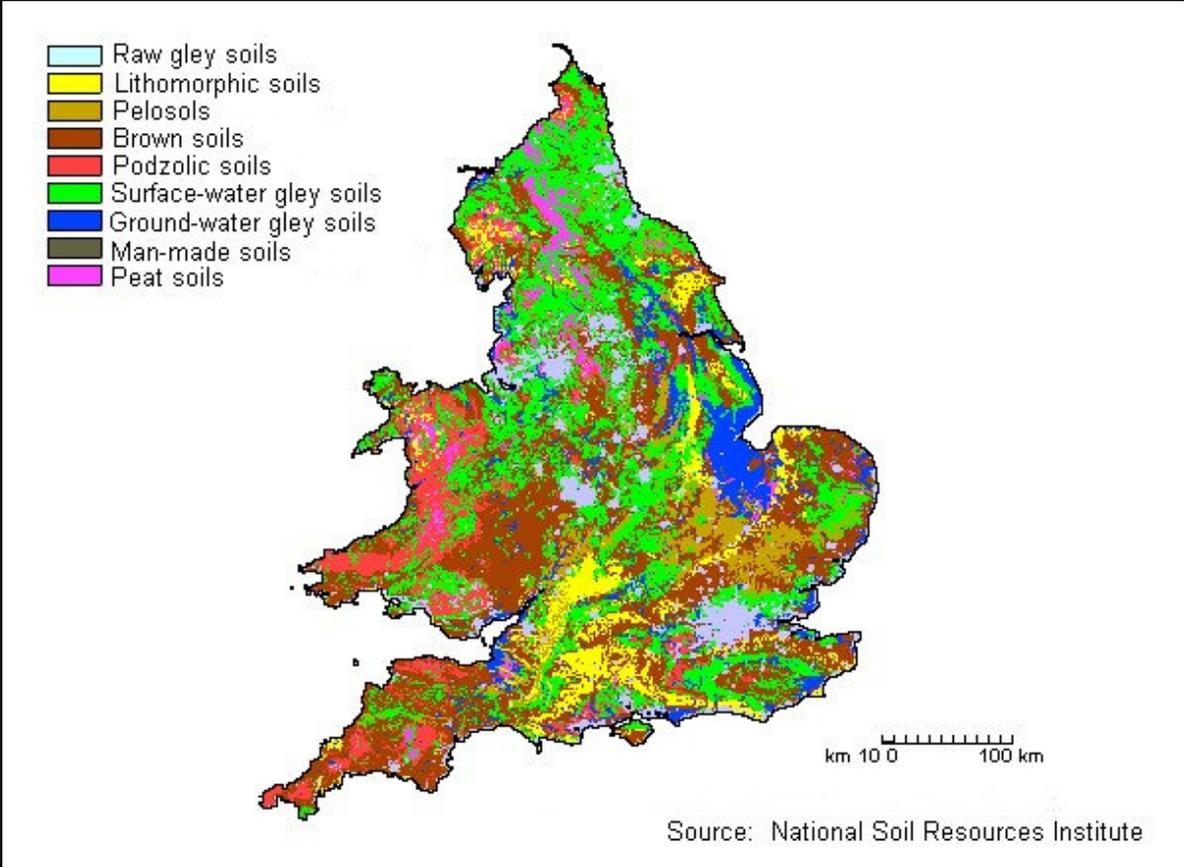
Land use planning in urban areas can make an important contribution to the management of water resources as changes to the built environment have significant implications for water use and quality (as runoff or as treated wastewater). For example, green infrastructure can promote innovative, cost-effective and environmentally sustainable approaches to management of water in cities. Natural Flood Management can benefit both flood alleviation and biodiversity. A variety of technologies are being developed or are now available which mimic natural processes that slow down, store or reduce storm waters.

EU Member States have agreed on a new policy framework for climate and energy, including EU-wide targets for the period between 2020 and 2030. The targets include reducing the Union's greenhouse gas (GHG) emissions by 40 % relative to emissions in 2005 and ensuring that at least 27 % of the EU's energy comes from renewable sources. With the UK exit from the European Union it is not certain how much of this framework will transition into domestic policy and action. The Clean Growth Strategy 2018 sets out policies and proposals that will increase demand for low carbon technologies and installations including a review of Building Regulations and improving energy efficiency in new and existing buildings (commercial and residential), investing in low carbon heating, developing leading electric vehicle charging networks to support the take-up of ultra-low emission vehicles. Without being sure of all the technological developments, renewable energy and its facilities will be part of the energy supply.

## Soil

West Berkshire has a number of different soil types ranging from sandy with low fertility, to loamy with high fertility. There are naturally wet soils associated with river valleys and dry well drained soils on hillsides. The Environment Agency, DEFRA, and other research bodies concerned with soil science, such as the National Soil Resources Institute, have been undertaking research on soils in the UK and are actively promoting the protection of soil health. Healthy soils are vital to a sustainable environment. They produce food and timber, filter water, store carbon, support wildlife and the built landscape, and preserve records of our ecological and cultural past.

Figure 15– Soil types of England and Wales



Erosion of soil and compaction, decline in organic matter/carbon storage through intensive agricultural activities, contamination by heavy metals, nutrient loss, and degradation of soil biodiversity, atmospheric pollution and the effects of climate change are all threats to the ongoing sustainable use of soils in the UK. In West Berkshire, increasing urbanisation, the continuation of unsustainable agricultural activities and the potential for increased flooding due to climate change are the major concerns.

**Future Trends:** There is evidence that soil degradation is continuing in the UK and around the world despite greater awareness of the importance of soils. Building resilience of soils to a changing climate through a supportive policy framework has potential to support wider adaptation of the economy and society to climate change, for instance, the contribution of soils to coping with drought, regulating drainage of heavy rainfall, helping to prevent flood and carbon storage. DEFRA has developed a *Soil Action Plan for England (2004-2006)* and *A Strategy for England: Safeguarding our Soils (2009)*. The intention of the Action Plan and Strategy is to increase the sustainable use of soils in England and ensure that the protection of soil protection is a consideration in decisions made relating to land use planning process including *inter alia*, dealing with contaminated land and providing green space for communities. There is increasingly a better understanding of the importance of soils to sustainable agriculture and food production. Sustainable agricultural techniques and organic food production methods have increased in recent years and are predicted to continue to gain importance in the future.

**Previously developed land**

The NPPF encourages the re-use of previously developed land and the Government has committed to having planning permission or permission in principle in place on 90% of suitable brownfield land by

2020. As such, 84% of West Berkshire's gross residential completions (2006/07 – 2015/16)<sup>51</sup> have been on previously developed land.

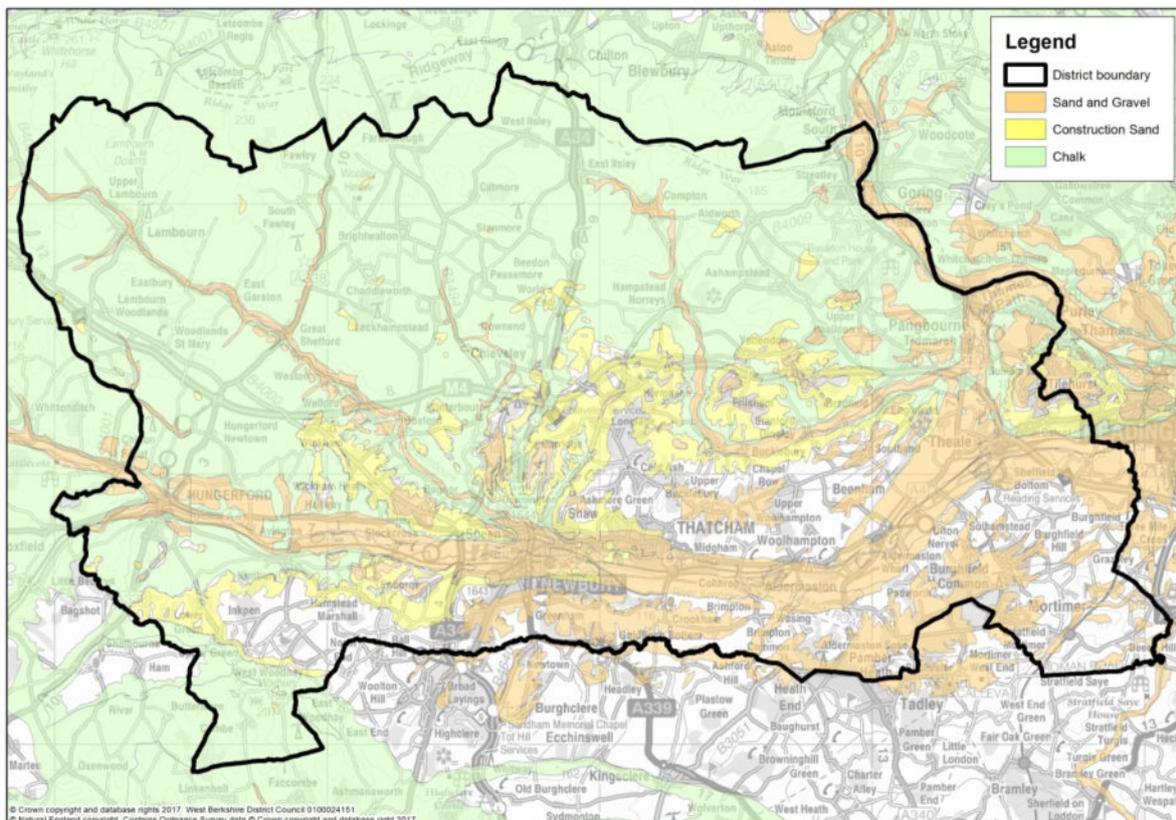
As required by the Town and Country Planning (Brownfield Land Register) Regulations 2017, the Council is compiling their Register. Brownfield land registers will provide information on brownfield sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in the 2017 Regulations.

**Future Trends:** In the past it was anticipated that the amount of previously developed land available for development in West Berkshire would decline as government policy of focusing development on previously developed land continued to take effect. With the advent of the brownfield register and its intent to drive the availability of land for housing, it is possible that the trend could be reversed. The reduced reliance on windfall development contributing to supply may also mean that the level of Greenfield allocations may need to be higher than in the past.

## Minerals

West Berkshire has historically been a major area for mineral extraction. In the past, clay and chalk were the main minerals produced, however since the beginning of the 20<sup>th</sup> Century, aggregates such as sand and gravel have been the main minerals extracted to supply the building and construction industry. Sharp sand and gravel has been the most widely extracted mineral resource in West Berkshire in recent years, although both the number of sites producing and the level of production have dropped significantly year on year since 2007. Sand and gravel deposits in West Berkshire are primarily situated along the Kennet Valley between Newbury and Reading.

Figure 16 – West Berkshire Mineral Resources



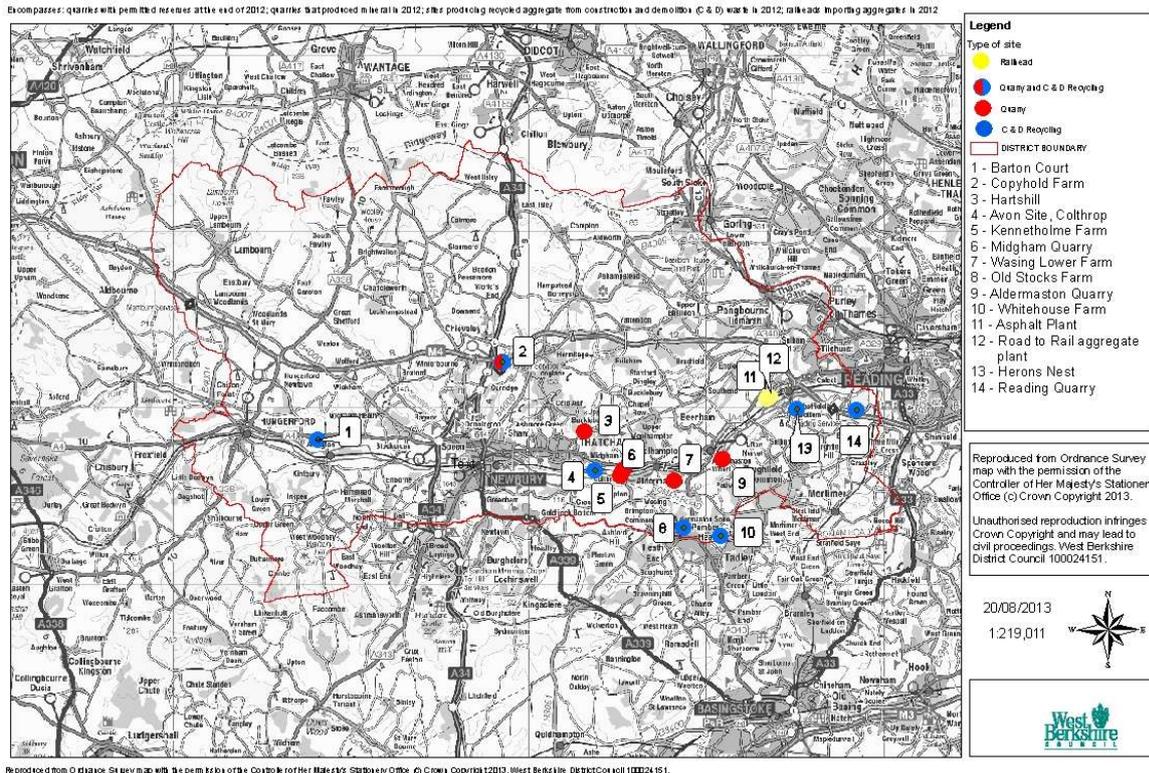
Source - Minerals and Waste Local Plan (Preferred Options) May 2017

<sup>51</sup> West Berkshire Local Plan Annual Monitoring Report 2016

West Berkshire includes three major depots for importing aggregates by rail, and one of these depots is associated with an asphalt plant. These are situated on adjacent sites at Theale, and are chiefly used to import crushed limestone from the Mendips and Derbyshire, as well as marine sand and gravel landed at a wharf in East London.

Figure 17 below shows the sites in West Berkshire (situation as at 2015) which are involved in producing and importing construction aggregates. These include quarries extracting sand and gravel, waste processing sites which produce recycled aggregates, and rail depot sites which import primary aggregates.

**Figure 17 – Mineral sites in West Berkshire as at 2015**



**Future Trends:** Minerals are a valuable but limited resource that can only be won where they naturally occur. Safeguarding of viable or potentially viable mineral deposits from sterilisation by surface development which would preclude their possible extraction at some future date is an important component of sustainable development. Government advice is that planning authorities should make every effort to safeguard mineral deposits that are or may become of economic importance, against other types of development.

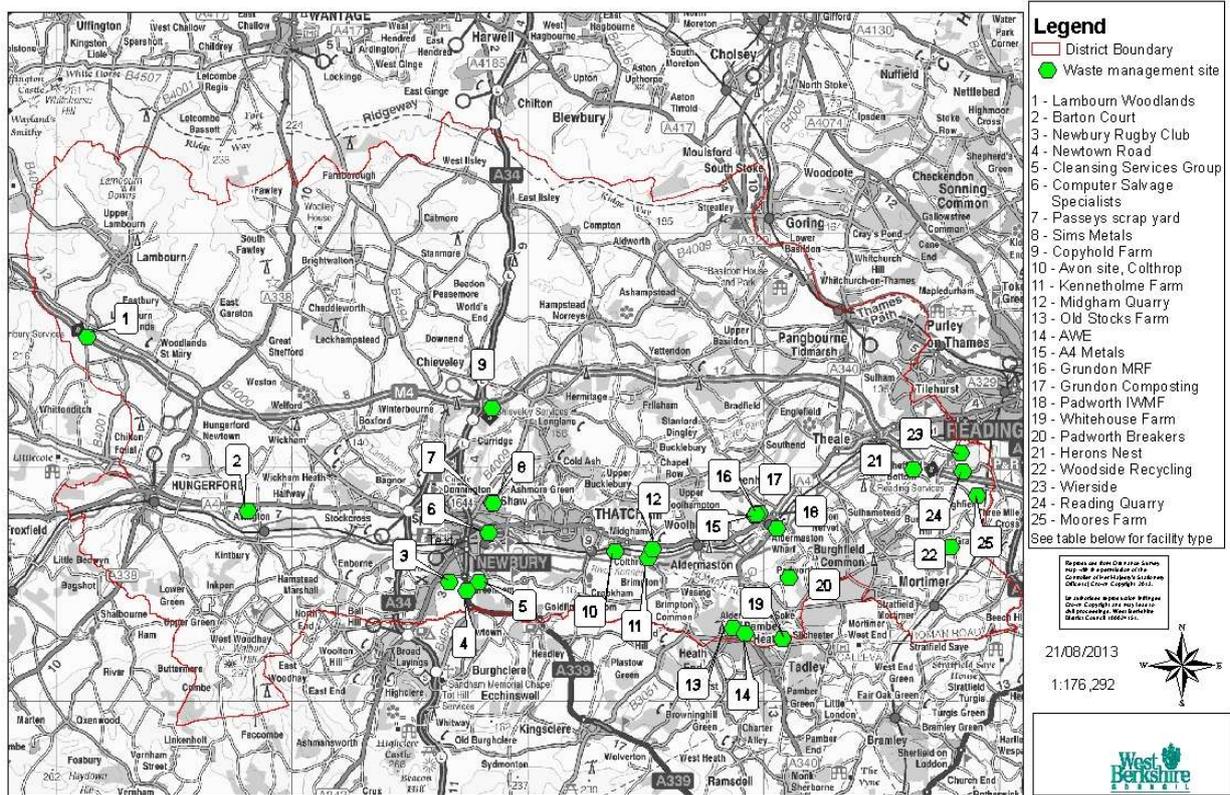
The recycling of construction and demolition waste into aggregates is likely to increase in the future, although the availability of construction and demolition waste and hence the ability to produce recycled material is dependent on the level of development being undertaken. Similarly the demand for virgin aggregates for building and construction are largely dependent on the economic situation. It is accepted that there will continue to be a requirement for primary aggregates as recycled material is not a suitable replacement for all construction applications.

Minerals are a finite resource and the sharp sand and gravel reserves between Newbury and Thatcham and outside the AONB are largely worked out. As a result of this there may be pressure for mineral development in the AONB in the future.

**Waste**

In England about 177 million tonnes of waste per year<sup>52</sup> is produced, about a quarter of which comes from homes and businesses. In West Berkshire about 747,000 tonnes of controlled waste was handled in 2015/16. Of this 12% was Local Authority Collected Waste (LACW), 38% from commercial and industrial waste (C & I), 48% from construction, demolition and excavation (C,DE) and 2% hazardous waste. The map below shows the locations of permitted Waste management sites in West Berkshire.

**Figure 18 – Permitted Waste Management Sites in West Berkshire**



The total estimated waste management capacity in the District (excluding transfer) is about 960,000 tonnes<sup>53</sup>. According to the Environment Agency's Waste Data Interrogator (WDI), there has been significantly more waste managed in West Berkshire than was recorded as arising there, thus indicative of West Berkshire's service across administrative boundaries.

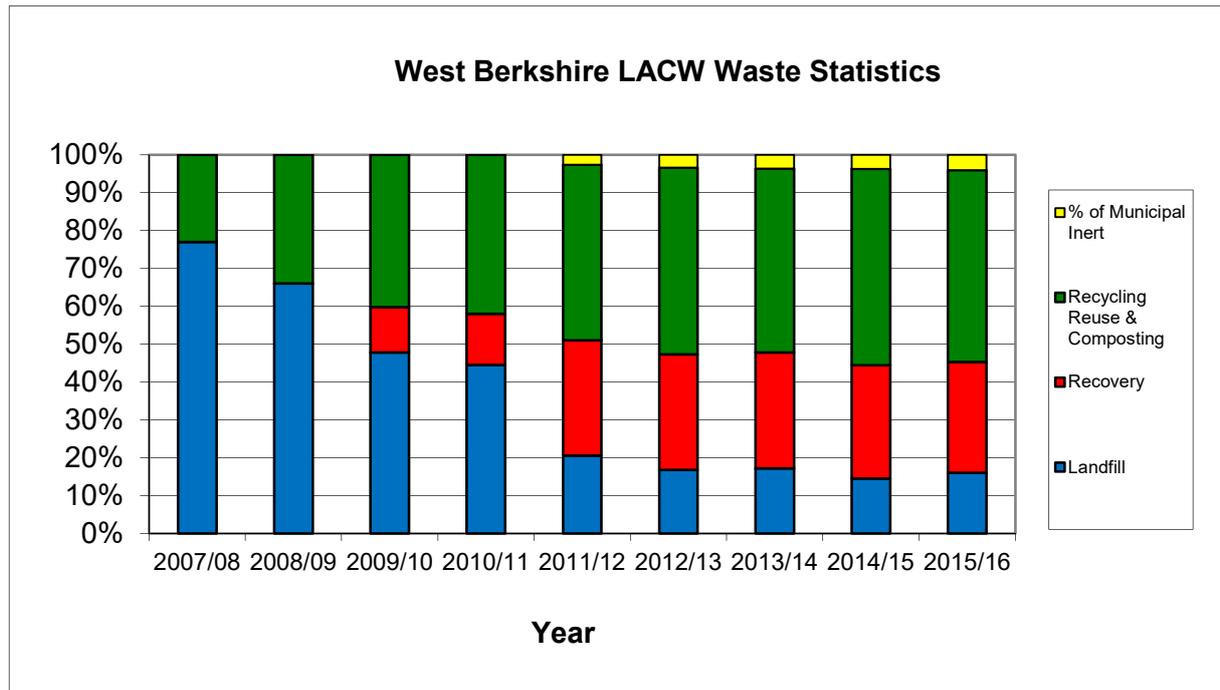
A number of observations<sup>53</sup> can be made about the existing waste management facilities in West Berkshire:

- West Berkshire has no hazardous landfill capacity.
- West Berkshire has no non-hazardous landfill capacity.
- West Berkshire has no low level or intermediate level radioactive waste disposal capacity.
- West Berkshire has very little waste recovery capacity (and the little that there is generates heat or electricity by burning wood waste).

Reliance on landfill for Local Authority Collected Waste has reduced over time, from circa 77% of all waste in 2007/08 to circa 17% in 2015/16. The graph below shows the trends in Local Authority Collected Waste management in West Berkshire.

<sup>52</sup> DEFRA Policy Paper: Waste and Recycling 2015

<sup>53</sup> West Berkshire Council (2017) Local Waste Assessment



53

**Future Trends:** The UK Government is committed to continuing to move the UK towards a position where waste generation is minimised and the quantities of waste that are generated are seen as an important resource that can be re-used and recycled, and only disposed to landfill as a last resort.

West Berkshire Council developed a Waste Management Strategy (2002–2022)<sup>54</sup> which sets out the Council's objectives and standards for the management of LACW in the district. It sets out the long-term vision for the management of LACW, focusing on the maximisation of recycling and composting.

The emerging Minerals and Waste Local Plan (MWLP), which considers all waste streams, will provide the local planning policy against which planning applications for minerals and waste development will be assessed, guiding development to suitable sites throughout the anticipated plan-period to 2036. As part of the development of the evidence base for the MWLP, the Local Waste Assessment was produced in 2017 indicating that the total arisings currently are estimated to be approximately 751,000 tonnes per annum and by 2036 arisings are predicted to be a maximum of approximately 838,000 tonnes<sup>53</sup>. The authority has generally sought to adopt the worst case projections, that remain realistic, that have been identified for each of the waste streams. As such it is considered that the projected arisings for 2036 are robust and may indeed overestimate the actual level of arisings at this date. The increase predicted by 2036 is largely due to a potential increase in LACW and C & I waste. Therefore, at this point it is anticipated there would be 'headroom' in terms of available waste management capacity throughout the plan-period even after factoring in temporary consents.

Recycling and composting (aspirational target) for West Berkshire 2016/17 to 2031/2032 is 56%. At 2015/16 it was 54%<sup>53</sup>.

## Renewable energy

Renewable energy (RE) can play a major role in sustainable development and mitigating Climate Change effects. The UK is committed under the Renewable Energy Directive 2009 to achieve 15% of its energy consumption from renewable sources by 2020. The UK Government Clean Growth Strategy 2018 sets out a comprehensive set of policies and proposals that aim to accelerate the pace

<sup>54</sup> <http://info.westberks.gov.uk/CHttpHandler.ashx?id=36818&p=0>

of 'clean growth', i.e. deliver increased economic growth and decreased emissions which should see an increase in demand for renewable energy technologies.

Regional Planning Guidance, since rescinded nationally, nevertheless helped to set a benchmark for renewable energy development through the South East Plan. This aimed to have 209MW of installed capacity in the Thames Valley by 2016. The target set for West Berkshire was 18.5MW by 2016<sup>55</sup>. However, by the end of 2011, the district was well short of this figure. By then there were 273 renewable energy installations in West Berkshire with a combined installed capacity of 2.7 MW. This includes both heat and power and supplied approximately 1% of the district's total energy needs. The current installed capacity is about 15% of the previously designated 2016 target.

The current Core Strategy recognises that West Berkshire is one of the highest electricity users in the South East, is in the upper quartile of local authorities for CO2 emissions within the region and has high fuel poverty levels compared to other authorities. This is clear evidence and justification that West Berkshire needs to do more to meet national targets in relation to CO2 emissions reduction.

The Local Plan Review will have a major role in determining what can, and what cannot move forward relating to new energy infrastructure. It should support in principle, the development of renewable energy and build on existing criteria based policies. However, there are considerable non-technical barriers. Such development needs to be located and designed to minimise adverse impacts on landscape, wildlife and amenity. This is a major challenge where 74% of the District is AONB which will be a considerable influence on the scale and nature of any developments put forward within its boundaries. A strategic landscape sensitivity study for wind turbine development has been undertaken by the North Wessex Downs AONB which can be used to inform the production of the LDF.

The Atomic Weapons Establishment (AWE) has two bases in the District with implications for development within their consultation zones, in the interests of public safety.

**Future Trends:** Given the very many constraints on development, the West Berkshire Renewable Energy Strategy identifies three general areas where West Berkshire might seek to bring forward and influence renewable energy projects:

- Projects based on existing developments and housing (so 'retrofit' technology')
- Projects based on planned housing and commercial developments/ infrastructure (so 'new' but integrated developments).
- Projects based on 'greenfield' sites (so completely 'new' developments).

## Economy and Infrastructure

### Economy

West Berkshire is an integral part of one of the most prosperous sub regions in Europe, the so called Thames Valley business wedge spanning from South Buckinghamshire, South Oxfordshire, through all of Berkshire, North Hampshire, and Surrey. Along with Greater London and other parts of the South East, this region is recognised as "the economic engine" which leads and pulls along the rest of the UK economy.

Employment space is dominated by industrial (B1c/B2/B8) uses with office space accounting for just 31% of total stock.<sup>56</sup> Whilst B use class floor space is located across the area, it tends to be concentrated in and around the key commercial centres of Newbury, Thatcham and Theale, and to a lesser extent Hungerford. It is also clustered along the main transport routes and networks including the A4 and M4.

West Berkshire is well located and is bisected north to south by the A34 which connects the south coast with the Midlands. The Great Western Railway and the M4 motorway links South Wales and the

<sup>55</sup> Renewable Energy Strategy for West Berkshire, 2012

<sup>56</sup> Western Berkshire FEMA: Economic Development Needs Assessment October 2016

West with London, with the M4 running directly through West Berkshire from the east to west. These roads are also of European importance. The other main roads are the A339 connecting Newbury to Basingstoke and the A4 which runs east/west. The key urban centres in southern England (London, Reading, Southampton, Portsmouth, Bristol, Oxford and Swindon) are all within an hour's drive, as is Heathrow airport.

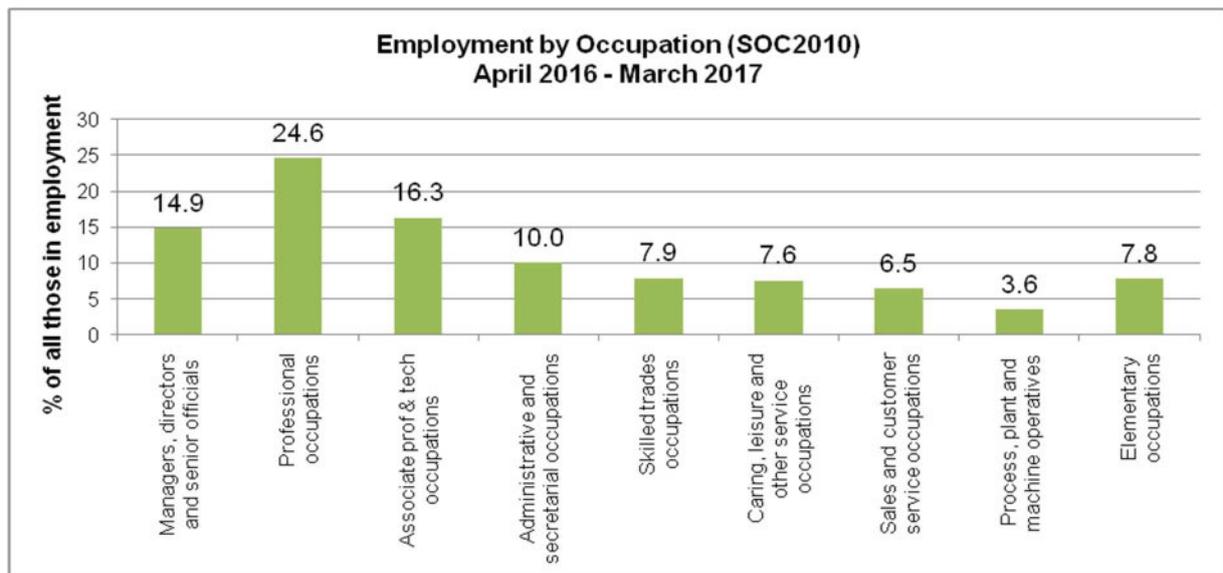
West Berkshire has the best rural broadband, as well as the highest median download speed in the UK. West Berkshire has 98.4% superfast broadband coverage and average mean best case download speeds of 355 mbps. Full coverage is expected by 2020.

### Business Sectors

Whilst there are some very large businesses based in the area (AWE, Vodafone, Stryker, Micro Focus International plc), the vast majority of businesses are SMEs and cover a diverse range of sectors.

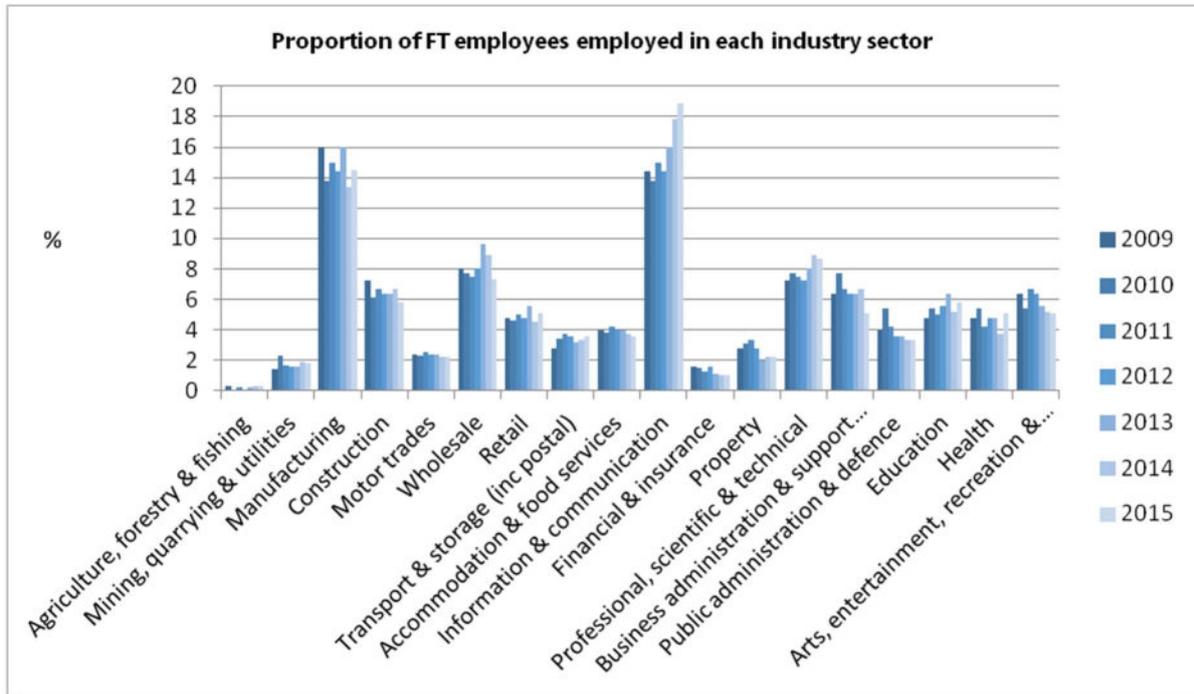
Size of West Berkshire Businesses	Micro Businesses (0-9 employees)	Small Businesses (10-49 employees)	Medium Businesses (50-249 employees)	Large (>250 employees)	Total
2016 <sup>57</sup>	7890	730	145	40	8805

The largest employment sector for West Berkshire for April 2016-March 2017 is Professional Occupations. This includes employment such as financial services, legal services, professional consultancy and IT consultancy services.<sup>58</sup>



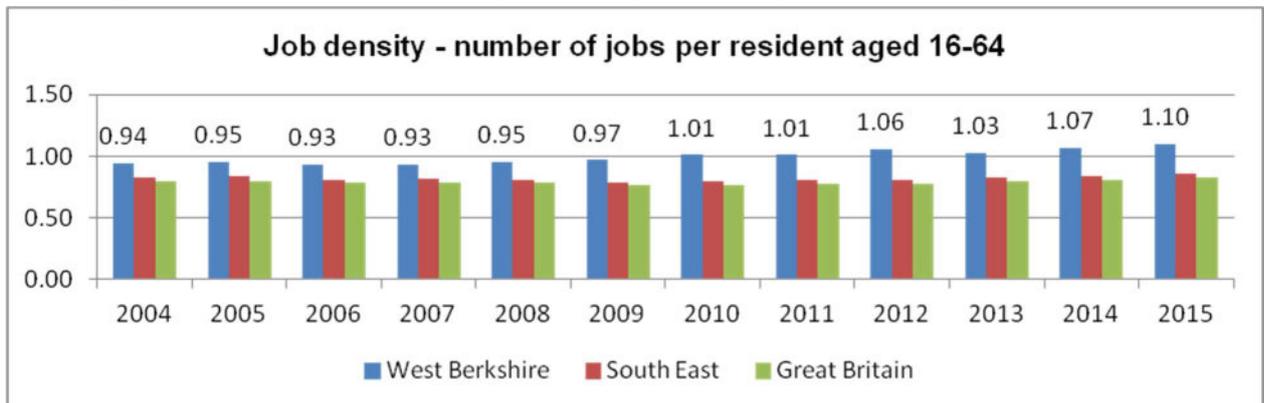
<sup>57</sup> Nomis Interdepartmental Business Register

<sup>58</sup> Nomis



### Economically Active Population

West Berkshire enjoys low levels of unemployment compared with other areas of the South East and England. The job density figure represents the ratio of total jobs to working population. For example, a job density of 1.0 means that there is one job for every resident aged 16-64.<sup>59</sup>



81.6%<sup>60</sup> of the working age population in West Berkshire are economically active (i.e. are either employed, or unemployed but available to start work, looking for work, or waiting to start a job), higher than the rate for both the region and nationally. As well as having a higher proportion of people economically active, the district also has a significantly larger proportion of people in employment – and as a consequence, a lower proportion of people unemployed (i.e. available to start work and had either looked for work, or were waiting to start a job). The unemployment percentage of all working age adults in West Berkshire was 3.1% in March 2017, approximately 3000 people. This is the second lowest percentage in Berkshire, behind Wokingham at 2.8% (2000 people). Berkshire’s

<sup>59</sup> Nomis

<sup>60</sup> Annual Population Survey, ONS March 2017

employment rate has now returned to its pre-recession peak of 79% and the unemployment rate has now fallen below the pre-recession low of 3.4% and is now at 3.2%.

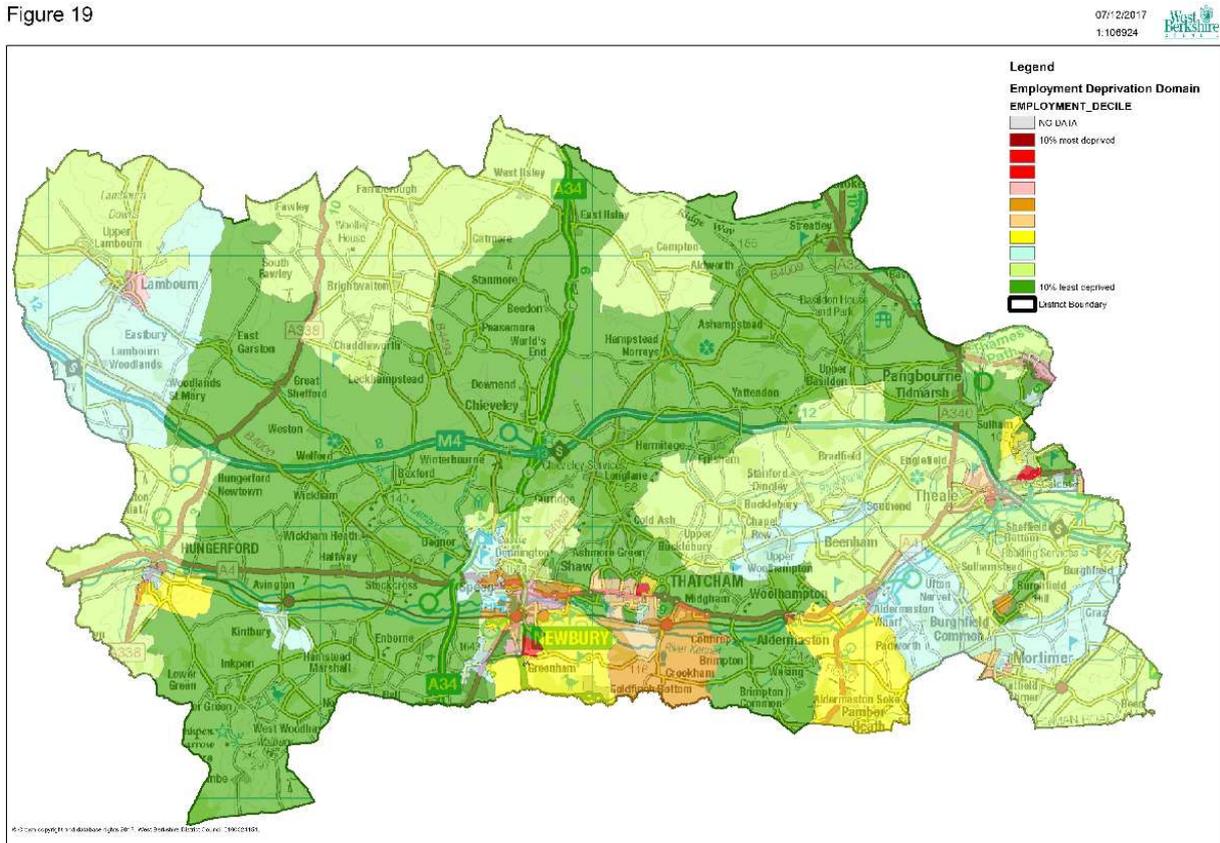
With high employment rates it is likely that the greatest uplift in economic output will be driven through productivity improvements rather than by an increase in the number of people employed.

**Employment deprivation**

The darker areas on the map show the areas with higher levels of deprivation in this domain. Generally, West Berkshire is not particularly deprived in this respect, with only one area – Greenham – which sits within the lowest 3rd of areas in the country.

**Figure 19 – Index of Employment Deprivation**

Figure 19



Source: DCLG Indices of Multiple Deprivation 2015

The more deprived areas are concentrated around Newbury, Thatcham (notably the more rural area of Thatcham South and Crookham) and the Reading fringe as well as the more rural towns of Lambourn and Hungerford. Source: ([www.communities.gov.uk](http://www.communities.gov.uk)) Whilst West Berkshire has high levels of employment there are pockets of high inequality within the District.

**Demand for Employment space**

Demand for industrial space remains strong and very low levels of vacancy reflect a limited supply of industrial accommodation (particularly modern, good quality space). Development of new industrial space has been limited in recent years, with much of the existing stock relatively dated and in need of refurbishment. Local commercial property agents report that demand for industrial premises is currently outstripping supply. Market demand for office space is reported to be steady, with

requirements spanning across the premise range but typically falling below 10,000 ft<sup>2</sup> (929 m<sup>2</sup>). Very limited levels of new office development have been completed in West Berkshire in the last 20 years<sup>61</sup>.

## Rural Economy and Rural Employment Space

The rural areas of the West Berkshire also accommodate provision of employment space. This takes the form of purpose built, stand-alone business parks, industrial estates and converted rural premises/barns with change of use or within permitted development or prior approval. These sites accommodate a range of sectors and industries but generally B1 and light industrial uses. Demand for rural employment space is reported in the West Berkshire FEMA: EDNA to be limited, with continued steady growth of this type of premises considered inevitable to meet the needs of what is essentially a local market consisting of rural businesses which operate in the area. These premises can also play an important role in providing affordable workspace and retaining home based businesses within the local community. The agricultural sector in West Berkshire has the smallest number of workers by sector.

**Future Trends:** West Berkshire is an integral part of one of the most prosperous sub regions in Europe, the so called Thames Valley business wedge. Effective and proactive economic development will play a central role in enabling West Berkshire to rise to the financial challenges of the present day at the same time as equipping our community for future wellbeing and prosperity. Building on the 5 foundations to productivity in the UK Industrial Strategy 2017 and its Grand Challenges, the Local Plan will need to support the Berkshire Local Industrial Strategy in embracing technological innovations such as improved connectivity through investment in digital infrastructure, electrification of transport, that may transforming how we live and work. However, the relative prosperity disguises particular challenges that constrain economic sustainability within the District. The lack of adequate housing and its high cost is a barrier to recruitment and retention for employers. Economic potential can be restricted by skills and labour supply issues. Despite having one of the most successful labour markets in the UK, significant challenges are apparent in meeting the economy's need for skills and labour, both now, and in the future with developments in fields such as robotics, artificial intelligence, nanotechnology, the Internet of Things, and autonomous vehicles<sup>62</sup>. Local skills shortages particularly in Science, Technology, Engineering, Arts and Maths (STEAM) roles and pockets of relative deprivation and income inequality mean that local employment need and opportunity risk being unfulfilled. A lack of new land and/or modern space to accommodate new development constrains the provision of the right mix and quality of employment land to meet the needs of businesses.

## Tourism

Tourism is significant for West Berkshire but not a major industry. A report: *The Economic Impact of Tourism* was prepared by Tourism South East Research Services on behalf of West Berkshire District Council in July 2007. The report details the following information on tourism in West Berkshire and its contribution to the local economy:

“Overall, an estimated 485,500 staying trips were spent in West Berkshire District in 2005, of which around 396,000 were made by domestic visitors (82%) and 89,700 by overseas visitors (18%). Staying trips result in an estimated 1.53 million bednights in the District. Domestic visitors account for 62% of these nights and overseas visitors accounted for 38%. Approximately 3.43 million tourism day trips were made to the District (lasting more than 3 hours and taken on an irregular basis) in 2005. Total expenditure by visitors to West Berkshire is estimated to have been in the region of £200 million in 2005.

With the addition of other expenditure such as the expenditure on goods and services by friends and relatives visitors were staying with, or visiting, total expenditure associated with overnights trips to West Berkshire in 2005 was approximately £212 million.<sup>63</sup>

<sup>61</sup> Western Berkshire FEMA: Economic Development Needs Assessment October 2016

<sup>62</sup> Thames Valley Berkshire 2018 Skills Priority Statement

<sup>63</sup> The Economic Impact of Tourism, West Berkshire, July 2007, Tourism South East Research Services.

Primary attractions within West Berkshire include the heritage and cultural attractions described within this section; visitors also come for the tranquillity and scenery in the surrounding countryside and quiet recreation such as walking, cycling and horse riding. Large swathes of the countryside of the district lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) – an area of gently rolling, chalk landscape and picturesque villages.

Several national routes pass through the area including *The Ridgeway National Trail*, *the Thames Path* and parts of the *Sustrans* countryside cycling network. The *Kennet and Avon Canal* runs through West Berkshire on its way from Bristol and Bath, through Hungerford and Newbury to Reading and the Thames beyond. This attracts boaters and other visitors along the length of the canal. The Canals and Rivers Trust estimate that around a million visits are made to the canal in a year.

The internationally significant *Newbury Racecourse* (home of the iconic Ladbrokes Trophy (formerly known as the Hennessy Gold Cup)) brings a very large number of visitors to the area; approximately 200,000 people attend race meetings each year.

**Future trends:** Data and information on the contribution of tourism towards the economy of West Berkshire is dated now although all the primary attractions of District are current and apparently well used. The Economic Development Strategy for West Berkshire 2013-2018 includes an objective for promoting West Berkshire including the development of tourism and leisure. One of the priorities of A Breath of Fresh Air, West Berkshire's Sustainable Communities Strategy, is to realise the tourist potential and increase the number of tourist visitors to West Berkshire. A long term strategy for the promotion and management of tourism, including the world class horseracing offering, is needed if this sector is to advance in a measureable way.

## Agriculture

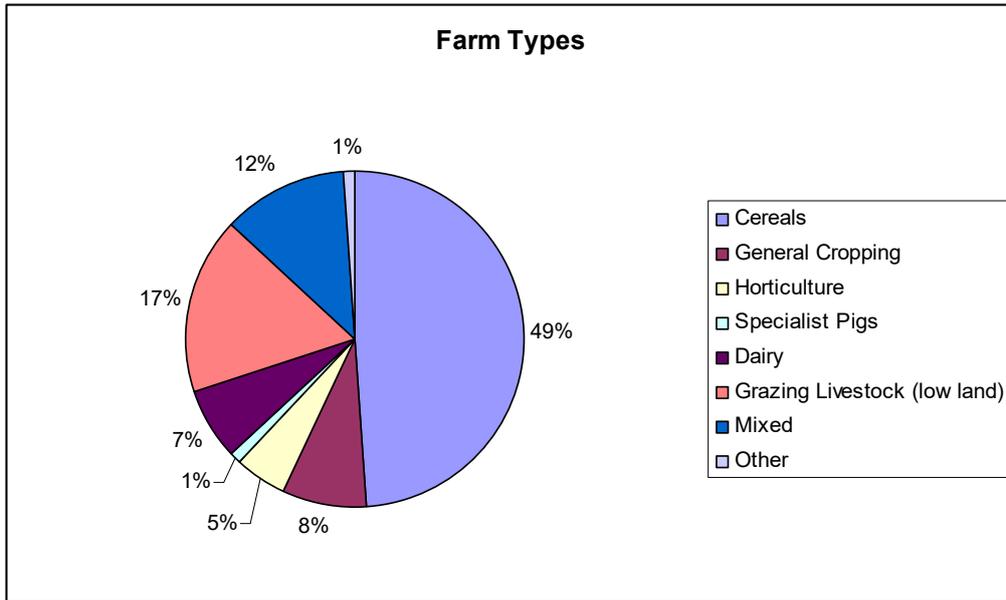
DEFRA's agricultural census for June 2013 shows that there were 49,096 ha of total farmed area in West Berkshire managed by 348 agricultural holdings with 967 people employed directly. Since 2013 people directly employed has dropped to 825<sup>64</sup> or 1 % of the total working age population although conversely farmland represents the largest land use in the district at 79% and is essential for the conservation of the natural environment.

Over half of the agricultural area was under arable cropping (54%), and around one third was grazed. DEFRA assigns each of the registered agricultural holdings to a main farm type on the basis of their principal outputs. This shows that nearly 50% of farms were devoted to cereal crops such as wheat, 29% were grazed livestock farms (i.e. beef and sheep). The charts below show the different agricultural land use and farm types in West Berkshire.

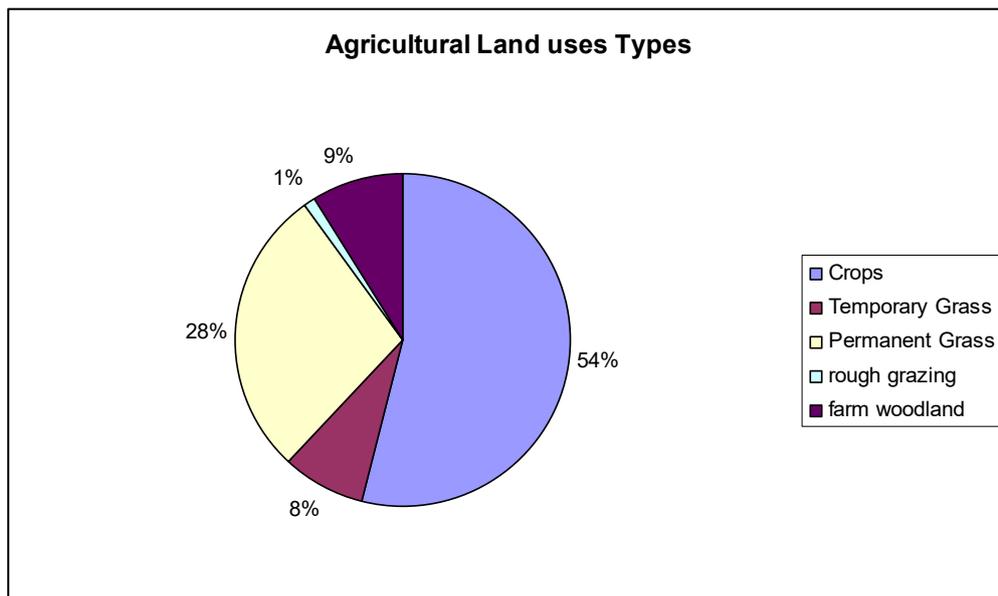
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<sup>64</sup>NOMIS, September 2017

**Figures 20 and 21 - Farm types and Agricultural land use types in West Berkshire**



Source: June 2013 Agricultural and Horticultural Survey – England



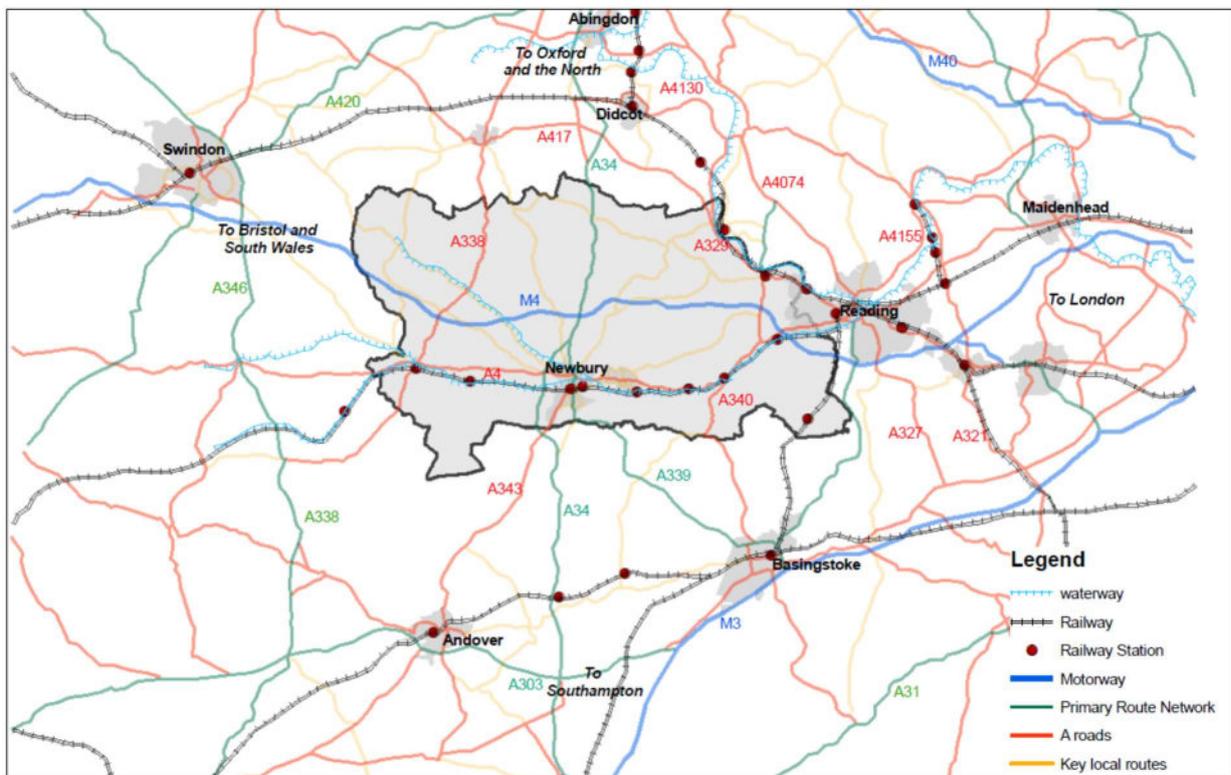
**Future Trends:** Although agriculture makes up a small part of the economy and employment in West Berkshire, its activities are central to the environmental qualities of a District where 74% is AONB. The downward trend in the number of farms and those that work in agriculture in the District continues but perhaps more than any other sector the impacts of leaving the European Union and its Common Agricultural Policy and Environmental Programmes could have a profound effect on the future of land use and management in West Berkshire. Much will depend on the negotiation of future trading arrangements and the transposition of EU farming and environmental protection and support into domestic legislation and programmes. The Government produced a *Future of Farming Review* in 2013 which identified key challenges facing people entering and staying in farming. Amongst the need for more educational opportunities it highlighted the need for supportive planning policies towards rural housing. DEFRA identified a vision for the future of British agriculture in DEFRA's

*Farming for the Future Programme*<sup>65</sup>. Key themes arising for this are the need to cut carbon emissions resulting from farming activities, increasing the efficiency of the management of nutrients on farms and reducing pollution. There are further plans to increase the skills to make UK farming more competitive, and achieve higher standards of animal health<sup>66</sup>. DEFRA is due to publish a long awaited 25 year action plan in 2017.

## Transport

West Berkshire's position in central southern England and its good links to the transport network have been key factors in West Berkshire's success at attracting businesses to the area. The district lies at the crossroads of the M4 and A34 strategic roads providing good connectivity in all directions, and with good rail access with direct trains to Reading and London and in the opposite direction to the South West. Heathrow Airport is highly accessible.

**Figure 23 - West Berkshire's Transport Links**



Source: WBC – Transport Policy Team

Although these links to and from the area are good, the largely rural nature of West Berkshire makes accessibility within the district more of an issue. The 2011 census shows that for West Berkshire, 71% of people travelled to work by car or motorcycle including passengers. This is higher than other Berkshire Unitary authorities, with the exception of Reading Borough where figures are substantially lower. A relatively lower proportion of people use public transport to get to work, reflecting the geographically dispersed nature of the population and the marginally longer distances travelled. A relatively similar proportion of people either work from home, or walk to work. Noticeable is the small proportion of people who cycle to work, although this is reflected nationally also.

<sup>65</sup> Farming for the Future Programme, <http://www.defra.gov.uk/farm/policy/future/index.htm>

<sup>66</sup> Information taken from Defra Departmental Report 2008, Defra, May 2008. [www.defra.gov.uk](http://www.defra.gov.uk)

**Table 6. Modes of travel to work**

	<b>West Berkshire (%)</b>	<b>South East (%)</b>	<b>England and Wales (%)</b>
Work mainly from home	7.6	6.6	5.4
Public Transport	8.9	14.3	26
Car / Motorcycle	70.9	66.5	63.4
Bicycle	2.6	3	2.9
Walk	9.4	10.9	10.7

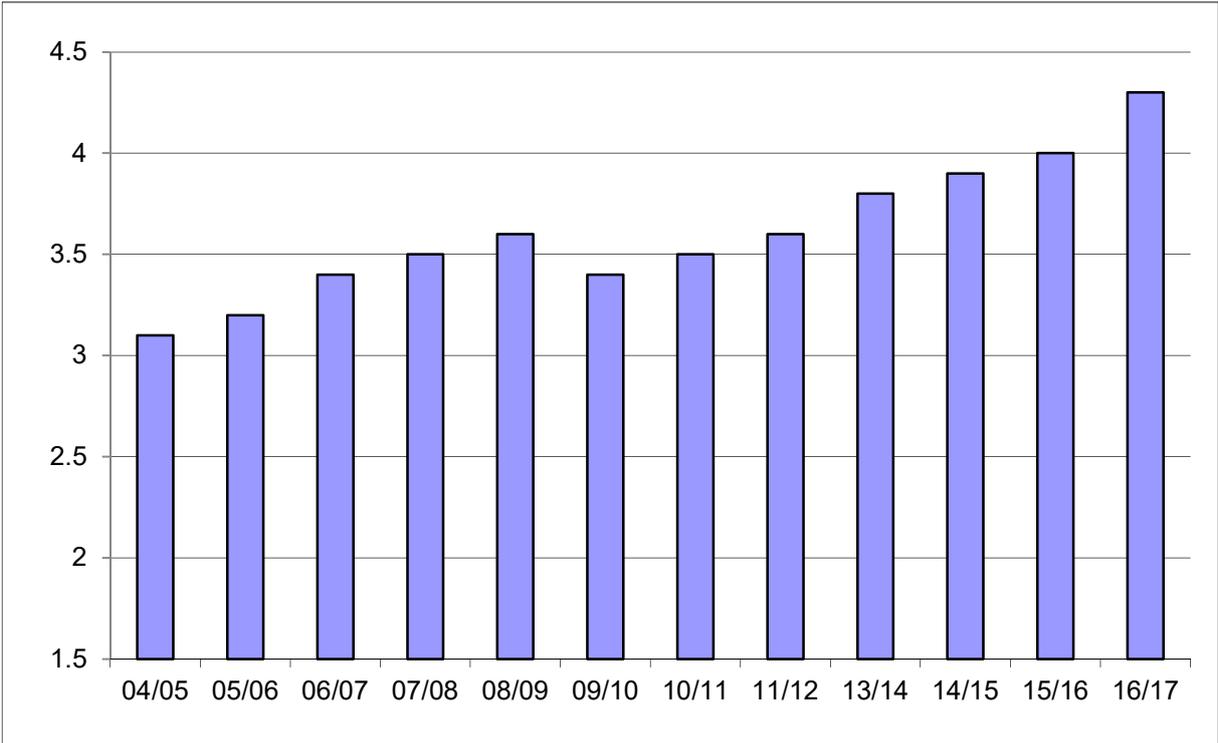
*Source: Census 2011*

In a 2010 research paper by Oxford Consultants for Social Inclusion (OCSI), one statistic summarises the hidden picture of the district. Of all households within the West Berkshire, 72.9% live more than 10km/6miles from a principal job centre, considerably higher than the average of 50.4% in England. A large proportion of the residents live in rural towns, villages and hamlets and, through due to the difficulty in providing viable sustainable public transport options to these areas, are dependent on the motor car for access to work place, services and facilities. Data from the DfT shows that West Berkshire has 150,089 licensed vehicles in 2014, of which over 80% are cars (120,375) (DfT, Table VEH0105). When calculated by the most recent household averages in the district, this equates to 1.93 cars per household (1.4 nationally), illustrating an essential need for a vehicle to conduct day to day activities. The rural nature, dispersed population and affluence of West Berkshire is problematic for the provision of a frequent and financially viable bus service as people tend to sway towards the convenience of the car in these locations.

According to the Movement Framework for Newbury (Atkins, 2005), at present, demand exceeds available capacity on the highway network, particularly at peak times, resulting in an average delay per vehicle of between 35% and 43% of an average journey time on key routes within Newbury in the morning peak being spent in delays or queuing.

Newbury, Thatcham and the Reading corridor have a reasonable public transport service, with up to 5 buses and 3 trains per hour. Reading - just to the east of the district - is a major confluence on the strategic rail network, providing direct and efficient access to key urban centres across the country. Table 5 below is based on the annual number of recorded entries and exits made at each railway station of the 9 stations in West Berkshire, clearly demonstrating the growth in rail travel that has occurred over the last 12 years or so.

**Table 5. West Berkshire Railway Station past usage (millions/year)**



Source: Office of Road and Rail

In addition to rail travel, bus provision forms a key part of the public transport offer within the district. Bus services<sup>67</sup> provide links across West Berkshire, in particular to and from Newbury and to the east of the district and on towards Reading. Patronage in West Berkshire in 2014/15 was above 2 million on bus services, with the vast majority taking place in the east of the district. Services in the east – Calcot, Purley, Tilehurst and on to Reading are run commercially, offering high frequency routes on a daily basis. Services outside of this area tend to be subsidised, with a few exceptions such as “the Link” service between Newbury and Basingstoke. Subsidised services in particular form a key link between urban and employment areas to the many rural settlements across West Berkshire, However under-utilisation by patrons and reductions in funding are creating challenges for the Council to maintain these services.

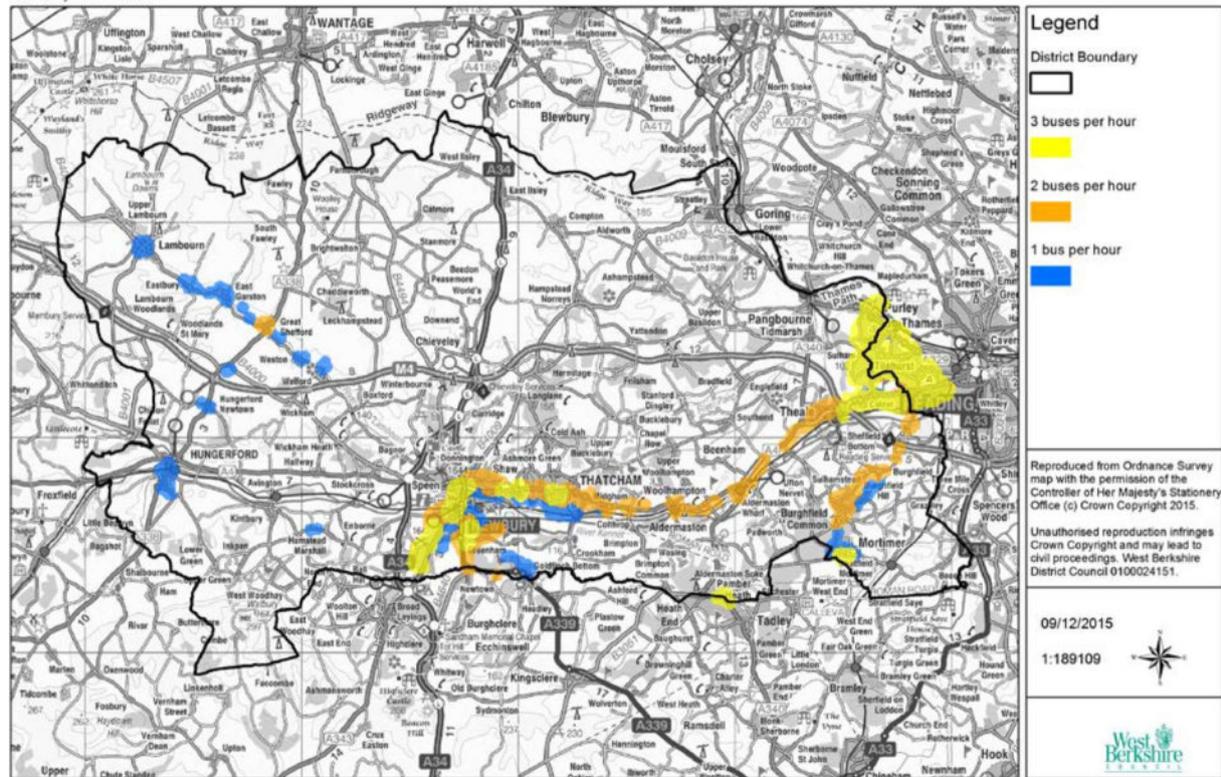
The following map uses bus timetable data from September 2015 to show where communities are able to access frequent bus services. The map shows where a resident could access a minimum of one bus service per hour during a weekday morning (shown in blue), without having to walk more than 400metres from their homes. Approximately 64% of the districts population, and 65% of households are within the 1 hour frequency, but many residents in rural parts of the district have limited options for travel. (Source – TNDS, Sept 2015, ONS 2011, Table KS101EW – Usual Resident Population)

**Figure 24 – West Berkshire: Access to Bus Services within 400m**

<sup>67</sup> West Berkshire District Needs Assessment 2016

### Access to Bus Services within 400m

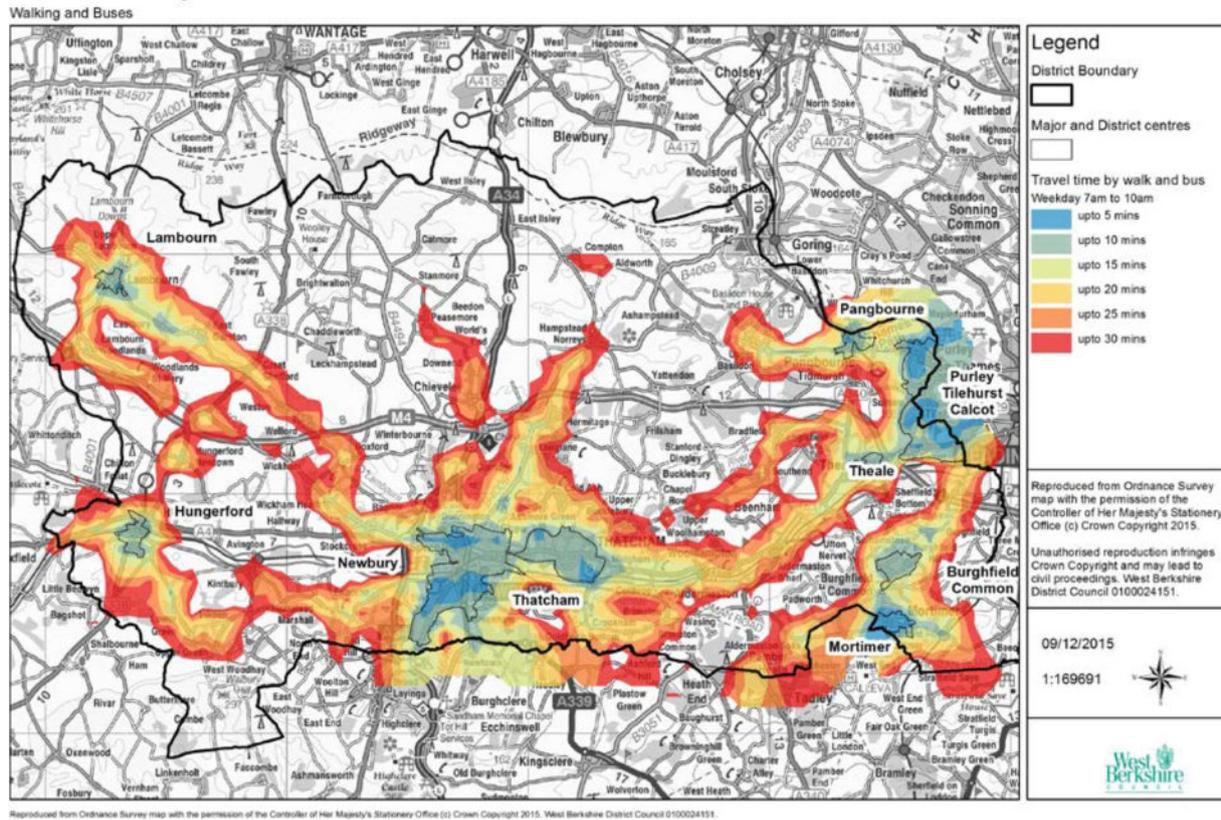
Weekday 7am - 10am



Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright 2015. West Berkshire District Council 0100024151.

When considering access to key destinations by bus, the following map shows the location of residents who are able to access key town centres within a thirty minute bus ride. The accessibility map shows the location of residents who are able to access a bus service or walk to a major or district centre in West Berkshire within 30 minutes. The map is developed using bus services from September 2015 during a weekday between 7am and 10am. Areas shaded red are accessible within 30 minutes to one of the centres by either walking or by bus. The bluer the shading becomes, the shorter the journey time. Major centres are Newbury, Thatcham and the east of the district comprised of Calcot, Purley and Tilehurst. District centres are Hungerford, Lambourn, Burghfield Common, Mortimer, Pangbourne and Theale. (Source – TNDS, Sept 2015)

**Figure 25 – West Berkshire: Access to Major and District Centres**  
Access to Major and District Centres



It is important that accurate and easily-understood information is available to existing and potential customers, to encourage use of public transport and help them plan journeys in advance. There is a telephone information service (Traveline) for bus and route times in line with the Local Transport Plan Policy on Information, through partnership working with Reading Transport Limited, live local bus information is also available via Traveline's NextBuses mobile internet and text service, and via Traveline South & East's and individual transport operators' apps (e.g. the free 'Kennections' app). Service status and disruption updates are also now available via social media, including via Twitter feeds integrated into apps. Reading Transport are currently working with the Council to introduce audio-visual information on board the Kennections local bus fleet.

**Accidents:** West Berkshire's overall casualty numbers in 2016 have increased slightly from 2015, but are considerably lower than the baseline period (average over 2006-2010)<sup>68</sup>. There has been an increase in child casualties, with numbers only slightly lower than the baseline period. Collisions on Highway England roads and non-resident casualties have both increased slightly in 2016, along with young driver collision involvement levels but are all below their respective baseline periods. 'All' casualty numbers have steadily decreased over the last decade. There were 417 casualties on West Berkshire's roads in 2016, up 3% from 2015, but a 25% reduction from the baseline period. Killed or seriously injured (KSI) casualty numbers in West Berkshire had slightly reduced over the past few years, however in 2016 there was an increase to 72 KSI casualties which is just above the baseline period.

**Active travel to work and school:** Active travel for regular journeys to work and school are encouraged through 'Travel Plans' that are implemented by workplaces and school communities. Travel Plans work by offering incentives to use alternative modes of travel to work than the car. All schools in West Berkshire have a school travel plan, and many schools actively promote walking and cycling through

<sup>68</sup> West Berkshire Road Casualties Update: January to December 2016 based on DfT, 2015, Traffic by local authority (TRA89)

these plans. There has been an overall growth trend in walking<sup>69</sup> to school across the district since 2001 (36% of pupils) to 2010 (48%), tailing off by 2014 (45%). The number of monitored<sup>70</sup> cyclists has fluctuated but declined 13% since a peak of 3200 in 2011/12.

It is important that people find it easy to move about their local environments, this extends to accessibility problems for those who are disabled or the elderly population. Busy roads, crossing times at traffic lights and steep hills may pose particular barriers to movement locally. The particular design features of streets can have an effect on movement and health. Having many street intersections increases physical activity, while long, wide roadways are likely to reduce active travel. Traffic calming measures (one-way streets, roundabouts, road narrowings, chicanes, road humps, reduction in speed limits) reduce accidents, and benches and trees on streets encourage people to spend time outside.<sup>71</sup>

**Future trends:** With traffic flows forecast to continue to increase the challenge is to work towards slowing down the rate of increase in traffic by encouraging more sustainable modes of travelling than the private motor vehicle and alternatives to travelling such as working from home, tele-conferences, etc. which will also require improved Information Technology. This must be seen in conjunction with siting future development in the most sustainable locations. The West Berkshire Local Transport Plan aims to implement a number of policies relating to road, rail and public transport, in particular, increased usage of public transport and a reduction in the use of the car. There are also objectives in relation to encouraging walking and cycling.

The general picture of access to transport shows that across the district there is a perception that residents of West Berkshire have good access to services and facilities such as employment and health services. However, a greater concern is how this data hides a story of transport poverty for small groups of people across the district. Residents within the urban areas of Newbury and Thatcham are potentially less affected, as opportunities will exist to use safe walking and cycling routes to access key services, such as shopping, doctors, food and schools. However within rural areas, there is a greater concern for those who are unable to afford a car, or are no longer able to drive due to medical conditions or age. The lack of frequent public services outside of Newbury and Thatcham means activities have to be planned in advance, and need to coincide with infrequent bus services.

Growth in rail passenger demand in recent years has been one of the successes of UK transport policy. This growth is forecast to continue, with the rail industry's view that by 2035 the national rail network will be carrying twice as many passengers as in 2011. In West Berkshire, Table 7 below illustrates the expected increase.

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<sup>69</sup> WBC Annual School Travel Survey

<sup>70</sup> West Berkshire Cycle Forum – Cycle Monitoring

<sup>71</sup>[The Marmot Review: implications for Spatial Planning](#). The Marmot Review Team (2011).

**Table 7. West Berkshire Railway Station usage forecast**

<b>Station usage/ forecast</b>							
<b>Station Name</b>	<b>2015/16</b>	<b>2019/20</b>	<b>2023/24</b>	<b>2026/27</b>	<b>2033/34</b>	<b>2043/44</b>	<b>Growth from 2015/16 to 2043/44</b>
Hungerford	371,804	410,587	448,595	468,002	516,613	594,945	<b>60%</b>
Kintbury	93,092	102,861	112,440	117,333	129,594	149,365	<b>60%</b>
Newbury	1,826,560	1,998,235	2,164,980	2,249,561	2,459,991	2,795,202	<b>53%</b>
Newbury Racecourse	97,254	104,282	110,978	114,328	122,541	135,309	<b>39%</b>
Thatcham	578,410	633,984	688,062	715,529	783,959	893,223	<b>54%</b>
Midgham	34,772	37,987	41,106	42,687	46,615	52,862	<b>52%</b>
Theale	487,678	538,162	587,605	612,837	676,007	777,709	<b>59%</b>
Pangbourne	444,648	491,475	537,697	562,085	623,379	722,715	<b>63%</b>
Mortimer	186,084	196,486	206,827	213,442	229,710	255,124	<b>37%</b>
Note 1. 2015/16 data are taken from ORR estimate of station usage							
Note 2. The estimates of station usage are based on the financial year. Each year runs from 1 April to 31 March							

*Source: Office of Rail and Road analysis that informed the London and South East Market Study, Long Distance Market Study, and Western Route Study (2013 and 2015)*

To help meet this demand, the Department for Transport has announced a series of measures to modernise the Great Western rail network, including proposals to electrify parts of the route and new trains, which will provide additional seating capacity. From December 2016, rail passengers travelling between London, Slough, Reading, Newbury, Didcot, Oxford, and on the Mainline west to Bristol and South Wales will benefit from new electric trains. Further details regarding how the Great Western rail network will be improved can be found on the Network Rail website.

Active travel opportunities exist within the district, but are likely to be strongest in urban areas where infrastructure is at its strongest, and investment most likely to help create a coherent network. Encouraging walking and cycling supports more than just transport provision, linking to educational attainment in young children as well as reducing obesity and other health conditions, as well as seeking improvements to air quality through reduced congestion. The regular monitoring of cycling across the district shows year on year numbers are decreasing, despite a general perception of growth in the popularity and participation in cycling, either for leisure or utility purposes. The Council continues to invest in cycling infrastructure, creating more routes which provide space away from cars.

## Appendix 3 Review of Relevant Plans, Programmes and Strategies

### International

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Sustainable Development Goals 2030 Agenda (New York) (United Nations)	2015	Context	A series of 17 goals, on matters covering poverty, health and well-being, equality and climate change, with a number of targets sitting behind these goals	Plan policies to support the overall objectives.	This provides a context for discussion of sustainable development at a national and local level, having regard to the topics identified by the goals.
Paris Agreement and UN Framework Convention on Climate Change (United Nations)	2015	Context	Reduce emissions as part of the method for reducing greenhouse gas. Reduce carbon output. Aim to keep global warming to well below 2 degrees centigrade	Plan policies to support the implementation of national action plans to provide secure, affordable and clean energy for people and businesses.	Include sustainability objectives/appraisal questions for the mitigation and adaptation of climate change impacts.
Strategic Plan for Biodiversity 2011-2020 including Aichi Biodiversity Targets (United Nations Convention on Biological Diversity)	2010	Context	Contains 5 strategic goals:- <ul style="list-style-type: none"> <li>• Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society</li> <li>• Reduce the direct pressures on biodiversity and promote sustainable use</li> <li>• Improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity</li> <li>• Enhance the benefits to all from biodiversity and ecosystem services.</li> <li>• Enhance implementation through participatory planning, knowledge management and capacity building</li> </ul>	Plan policies to support the integration of the national biodiversity strategies and action plans into national development.	Include sustainability objective / appraisal questions to protect and enhance biodiversity
Declaration of Sustainable Development (Johannesburg Earth Summit)	2002	Context	<ul style="list-style-type: none"> <li>• Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.</li> <li>• Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.</li> </ul>	Develop policies that take account of the Declaration.	Include sustainability objective / appraisal questions to enhance the natural environment and promote renewable energy and energy efficiency.
Aarhus Convention (1998)	1998	Context	Established a number of rights of the public with regard to the environment. Local authorities should provide for: <ul style="list-style-type: none"> <li>• The right of everyone to receive environmental information</li> <li>• The right to participate from an early stage in environmental decision making</li> <li>• The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</li> </ul>	Develop policies that take account of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production.

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
UNESCO World Heritage Convention	1972	Context	Aims to promote cooperation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations	Adopt local plan policy that aims to give the cultural and natural heritage a function in the life of the community and to integrate the protection of that heritage into comprehensive planning programs.	Include sustainability objective/ appraisal questions to protect and enhance the built and natural environment.

## European

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
EU Seventh Environmental Action Plan (2002-2012)	2011	Context	The EU's objectives in implementing the programme are: (a) to protect, conserve and enhance the Union's natural capital; (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy; (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's environment legislation; (e) to improve the evidence base for environment policy; (f) to secure investment for environment and climate policy and get the prices right; (g) to improve environmental integration and policy coherence; (h) to enhance the sustainability of the Union's cities; (i) to increase the Union's effectiveness in confronting regional and global environmental challenges.	Recognises that land use planning and management decisions in the Member States can have a major influence on the environment, leading to fragmentation of the countryside and pressures in urban areas and the coast. Also includes objectives on stabilising greenhouse gases, halting biodiversity loss, reducing pollution and resource use.	Include sustainability objective / appraisal questions to protect and enhance the natural environment and promote energy efficiency.
European Landscape Convention (Florence)	2002	Context	The convention promotes landscape protection, management and planning.	Develop policies that take account of the Convention.	Include sustainability objective / appraisal questions to protect landscape and archaeological heritage.
European Spatial Development Perspective	1999	Context	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to conserve natural resources and cultural heritage.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) Revision of the 1985 Granada Convention	1992	Context	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater. Creation of archaeological reserves and conservation of excavated sites.	Develop policies that take account of the Convention.	Include sustainability objective / appraisal questions to protect the archaeological heritage.

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The Convention for the Protection of the Architectural Heritage of Europe (Granada)	1985	Context	Requires the integration of conservation policies into planning systems and other spheres of government influence that promote the conservation and enhancement of architectural heritage	Develop policies that take account of the Convention.	Include sustainability objective / appraisal questions to protect the architectural heritage.
Convention on the Conservation of European Wildlife and Natural Habitats (Bern) (EC)	1979	Context	Aims to ensure conservation and protection of wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species) listed in Appendix III. To this end the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1,000 wild animal species. Transposed into European law by the Birds Directive and Habitats Directive. Transposed in to UK law by the Wildlife and Countryside Act 1981 as amended).	Ensure policies take account of the protection and enhancement of European designated sites and protected species.	Include sustainability objective / appraisal questions to protect habitats and species of European importance.

## EU Directives

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<i>The Industrial Emissions Directive 2010</i> Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	2010	Context	Lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the National Planning Policy Framework (NPPF).	Include sustainability objective / appraisal question for reducing pollution.
<i>Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU</i>	2010	Context	The Directive aims to promote the energy performance of buildings and building units.  It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include SA objective relating to the energy performance/efficiency of existing and proposed buildings.
<i>The Birds Directive 2009</i> Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	2009	Context	Requires the preservation, maintenance, and re-establishment of biotopes and habitats to include the following measures: <ul style="list-style-type: none"> <li>• Creation of protected areas (Special Protected Areas).</li> <li>• Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</li> <li>• Re-establishment of destroyed biotopes.</li> <li>• Creation of biotopes.</li> </ul>	The south east corner of the District falls within the 5 km consultation zone of the Thames Basin Heath SPA.  Policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development.  Should also avoid pollution or	Include sustainability objective / appraisal questions for safeguarding European protected bird species.

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
				deterioration of habitats or any other disturbances affecting birds.	
<i>Promotion of the use of energy from renewable sources</i> Directive 2009/28/EC (ends 2020)  Proposals for revised Directive published 2016 – this revises targets	2008	Context	Establishes an overall policy for the production and promotion of energy from renewable sources in the EU. It requires the EU to fulfil at least 20% of its total energy needs with renewables by 2020 – to be achieved through the attainment of individual national targets, the Renewable Energy Action Plan in the UK.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions relating to the energy performance/ efficiency of existing and proposed developments.
<i>The Waste Framework Directive 2008</i> Directive 2008/98/EC on waste	2008	Context	Aims to prevent or reduce waste production and its harmfulness and to increase the recovery of waste by means of recycling, re-use or reclamation. Aims to achieve recovery or disposal of waste without endangering human health and without using processes that could harm the environment.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions that minimise waste production as well as promote recycling.
<i>The Air Quality Directive 2008</i> Directive 2008/50/EC on ambient air quality and cleaner air for Europe	2008	Context	Avoid, prevent and reduce harmful effects of ambient noise pollution on human health and the environment.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to maintain and enhance air quality.
<i>The Floods Directive 2007</i> Directive 2007/60/EC on the assessment and management of flood risks	2007	Context	Establishes a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions that relate to flood management and reduction of risk.
<i>SEA Directive 2001</i> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	2001	Context	Provides for a high level of protection of the environment and contributes to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive at the national level.	Requirements of the SEA Directive must be met in Sustainability Appraisals.
<i>The Water Framework Directive 2000</i> Directive 2000/60/EC establishing a framework for community action in the field of water policy	2000	Context	Protection of inland surface waters, transitional waters, coastal waters and groundwater.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF, to ensure the 'status' of water bodies is not compromised by proposed growth at allocated sites.	Include sustainability objective / appraisal questions to protect and minimise the impact on water quality.

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<i>The Landfill Directive 1999</i> Directive 99/31/EC on the landfill of waste	1999	Context	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to increase recycling and reduce the amount of waste.
<i>The Drinking Water Directive 1998</i> Directive 98/83/EC on the quality of water intended for human consumption	1998	Context	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to protect and enhance water quality.
<i>The Packaging and Packaging Waste Directive 1994</i> Directive 94/62/EC on packaging and packaging	1994	Context	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to minimise the environmental impact of waste.
<i>The Habitats Directive 1992</i> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	1992	Context	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to protect and maintain the natural environment and important landscape features.
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	1991	Context	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to reduce water pollution.
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment	1991	Context	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to reduce water pollution.

## National

### White Papers

White paper	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Housing White Paper 2017, Fixing our broken housing market	2017	Context	The White Paper sets out ways to address shortfall in affordable homes and boost housing supply. The White Paper focuses on the following: <ul style="list-style-type: none"> <li>Planning for the right homes in the right places – Higher</li> </ul>	Allocate sites that will fulfil the aims of the White Paper, including development on smaller/medium sized sites, brownfield land and sites	Include sustainability objectives/appraisals that relate to providing the right mix of housing and recognise

White paper	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>densities in appropriate areas, making more land available for housing by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements</p> <ul style="list-style-type: none"> <li>• Building homes faster – Improved speed of planning cases, ensuring infrastructure is provided and supporting developers to build out more quickly.</li> <li>• Diversifying the Market – Backing small and medium-sized house builders, custom-build, institutional investors, new contractors, housing associations.</li> <li>• Helping people now – supporting home ownership and providing affordable housing for all types of people, including the most vulnerable</li> </ul>	<p>capable of achieving higher densities.</p>	<p>the sustainability advantages of development on brownfield land.</p>
<p>Industrial Strategy: Building a Britain fit for the future</p>	<p>2017</p>	<p>Context</p>	<p>Presents a vision for:</p> <ul style="list-style-type: none"> <li>• The world's most innovative economy</li> <li>• Good jobs and greater earning power for all</li> <li>• A major upgrade to the UK's infrastructure</li> <li>• The best place to start and grow a business</li> <li>• Prosperous communities across the UK</li> </ul> <p>Sets 4 grand challenges:</p> <ul style="list-style-type: none"> <li>➢ Artificial Intelligence and Data Economy – put the UK at the forefront</li> <li>➢ Future of Mobility – become a world leader in the way people, goods and services move</li> <li>➢ Clean Growth – maximise the advantages from the global shift to clean growth</li> <li>➢ Ageing Society – innovation to help meet the needs of and ageing society.</li> </ul> <p>Includes commitment to Local Industrial Strategies and City Deals to support local, high value infrastructure projects including those providing the right conditions for more house-building.</p> <p>Provision for a new Clean Air Fund in addition to funds to implement the Air Quality Plan 2017.</p>	<p>Provision of infrastructure to enable mobility and clean growth</p> <p>Expectation that local areas will consider clean energy and the economy wide shift to clean growth as important elements in Local Industrial Strategies.</p> <p>Possible support for innovation in economic clusters or to ensure that small towns and their rural hinterlands, are able to contribute to, and benefit from, wider economic growth.</p> <p>Consideration of infrastructure needs to improve information technologies and effective operation of transport systems.</p> <p>Changing demands from an ageing population for new technologies, products and services including new care technologies and new housing models.</p>	<p>Include sustainability objectives relating to different housing needs, accessibility to services and facilities, safe and sustainable travel, clean growth technologies and the use of new digital infrastructure.</p>
<p>Natural Environment White Paper, 2011 <i>The Natural Choice: securing the value of nature</i></p>	<p>2011</p>	<p>Context</p>	<ul style="list-style-type: none"> <li>• Protecting and improving our natural environment;</li> <li>• Growing a green economy; and</li> <li>• Reconnecting people and nature.</li> </ul>	<p>Protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.</p>	<p>Include a sustainability objective / appraisal question relating to the enhancement of the natural environment.</p>

White paper	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
A Green Future: Our 25 Year Plan to Improve the Environment	2018	Context	<ul style="list-style-type: none"> <li>Sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.</li> <li>It includes 6 goals: 1. Clean air; 2. Clean and plentiful water; 3. Thriving plants and wildlife; 4. A reduced risk of harm from environmental hazards such as flooding and drought; 5. Using resources from nature more sustainably and efficiently; 6. Enhanced beauty, heritage and engagement with the natural environment.</li> <li>Action will be focussed on: A. Using and managing land sustainably; B. Recovering nature and enhancing the beauty of the landscapes; C. Connecting people with the environment to improve health and wellbeing; D. Increasing resource efficiency, and reducing pollution and waste; E. Securing clean, productive and biologically diverse seas and oceans; F. Protecting and improving the global environment.</li> <li>Sits alongside the Industrial Strategy and Clean Growth Strategy.</li> </ul>	<p>The Plan strengthens the requirement for the planning system and locally led strategies to introduce an environmental net gain approach to development and fresh initiatives such as Nature Recovery Network into the planning system.</p> <p>Considers changes to Planning Policy and Guidance on SuDS and managing surface water flooding.</p> <p>Proposal to launch a Natural Environment for Health and Wellbeing Programme.</p> <p>The drawing up of a national framework of green infrastructure standards for local authorities.</p>	Include asustainability objectives / appraisal questions relating to the enhancement of the natural environment.
Electricity Market Reform White Paper 2011, <i>Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity</i>	2011	Context	This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.	Develop policies that support renewable energy generation and encourage greater energy efficiency.	Include sustainability objective / appraisal questions to reduce carbon emissions and increase proportion of energy generated from renewable sources.
Water White Paper, 2011 Water for Life	2011	Context	<p>Objectives of the White Paper are to:</p> <ul style="list-style-type: none"> <li>Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it;</li> <li>Deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements in the health of our rivers by reducing pollution and tackling unsustainable abstraction;</li> <li>Keep short and longer term affordability for customers at the centre of decision making in the water sector;</li> <li>Protect the interests of taxpayers in the policy decisions that we take;</li> <li>Ensure a stable framework for the water sector which remains attractive to investors;</li> <li>Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the</li> </ul>	Ensure that site allocations and policies will support the wise use of water, and improvement of water quality.	Include sustainability objective / appraisal questions that relate to water quality and quantity.

White paper	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>range and quality of services offered to customers and cut business costs;</p> <ul style="list-style-type: none"> <li>Work with water companies, regulators and other stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs; and</li> <li>Set out roles and responsibilities – including where Government will take a stronger role in strategic direction setting and assessing resilience to future challenges, as well as clear expectations on the regulators.</li> </ul>		
Healthy Lives, Healthy People. Health White Paper	2010	Context	<p>Outlines the ambition for health and wellbeing through life, with power shifted to local communities for them to focus on the needs of the local population. Healthy places to grow up and grow older in will be created by giving local government control of public health resources, with new partnerships created in important areas, such as housing, planning, schools and transport.</p>	The Local Plan should seek to integrate health and well-being into its policies.	Include sustainability objectives and indicators to support healthy active lifestyles.
Heritage Protection for the 21st Century: White Paper (2007)	2007	Context	<p>The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles:</p> <ul style="list-style-type: none"> <li>Developing a unified approach to the historic environment;</li> <li>Maximising opportunities for inclusion and involvement; and</li> <li>Supporting sustainable communities by putting the historic environment at the heart of an effective planning system</li> </ul>	The Local Plan policies will need to ensure that they protect the district's heritage assets.	Include a sustainability objective relating to cultural heritage
Culture White Paper	2017	Context	<p>Sets out the government's vision, strategy and proposals for the cultural sectors (the arts, museums and galleries, libraries, archives and heritage).</p> <ol style="list-style-type: none"> <li>Everyone should enjoy the opportunities culture offers, no matter where they start in life</li> <li>The riches of our culture should benefit communities across the country</li> <li>The power of culture can increase our international standing</li> <li>Cultural investment, resilience and reform</li> </ol>	The Local Plan will need to recognise and support: local cultural leadership programmes, the role that culture can play in improving health and social care outcomes, developing the role of culture in place making, making the most of the historic built environment, and cultural elements in development policy	Include a sustainability objective relating to cultural heritage.

### *Policies and strategies*

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Agenda 2030 - the UK Government's approach to delivering the Global	2017	Context	<p>Goal 1: No Poverty Reforming welfare; Raising household incomes; Disability employment gap; Security in retirement</p>	The Local Plan will need to enable people of all abilities equal access to employment opportunities;	Ensure the Sustainability Framework has appropriate objectives and selection

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Goals for Sustainable Development - at home and around the world			Goal 2: Zero Hunger Sustainable supply of food; Promoting healthy and balanced diets Goal 3: Good Health Safe and high-quality healthcare services; Research and innovation; Mental health; Personal well-being Indicators Goal 4: Quality Education Early years; Schools Post-16 skills Higher education Goal 5: Gender Equality Gender equality in the workplace; Safeguarding security for women and girls Goal 6: Clean Water and Sanitation Cleaner water Goal 7: Affordable and Clean Energy Energy innovation support; Energy efficiency; Funding new renewable technology and research Goal 8: Decent Work and Economic Growth Long-term economic approach; Supporting businesses; Increasing employment Goal 9: Industry, Innovation and Infrastructure Upgrading and expanding the rail network; Investing in England's road network; Increasing the UK's digital infrastructure; New research and innovation body Goal 10: Reduced Inequalities Empowering and legislating against discrimination; Racial inequality; Economic growth and participation by all Goal 11: Sustainable Cities and Communities Public transport; Air quality; Housing Goal 12: Responsible Consumption and Production Waste reduction; Sustainable management and use of the UK's natural resources Goal 13: Climate Action Climate Change Act; Climate science; Investing in low carbon energy sources; 25 year-plan for the environment; Investing in infrastructure Goal 14: Life Below Water Goal 15: Life on Land Protecting and conserving UK nature Goal 16: Peace and Justice Violence against women and children; Access to the justice system; Accountable and transparent government Goal 17: Partnerships for the Goals	integrated health and welfare services and promote healthy lifestyles.  Facilitate areas of opportunity for improving educational standards across the age range and vantage.  Contribute to safeguarding water quality and implementation of River Basin Management Plans.  Promote energy efficiency in all development.  Ensure development and physical and digital infrastructure can enable a strong local economy and employment ambitions.  Drive up housing supply, enhance public transport choices and reduce consumption and waste of natural resources by investing in infrastructure.  Support low carbon energy solutions in development and resilience of places and nature to climate change.	criteria that take forward sustainable development into policy and decision making.
UK Clean Growth Strategy	2017	Context	The UK's approach to reducing emissions has 2 guiding objectives: 1. To meet our domestic commitments at the lowest possible net cost to UK taxpayers, consumers and businesses; and, 2. To maximise the social and economic benefits for the UK from this transition.	The review of WBLP should be taking all these actions into account in its function as a way of delivering the Clean Air Strategy.	Ensure the Sustainability Appraisal objectives and criteria to support implementation of the Strategy.

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>In order to meet these objectives, the UK will need to nurture low carbon technologies, processes and systems that are as cheap as possible. This strategy outlines the actions that the government will take to grow our national income while cutting greenhouse gas emissions. Amongst other areas it covers:</p> <ul style="list-style-type: none"> <li>• Carbon Capture and storage</li> <li>• Phasing out installation of high carbon forms of fossil fuels in new and existing business during the 2020's</li> <li>• Phasing out the installation of high carbon forms of fossil fuel in new and existing homes, starting with new homes.</li> <li>• Strengthening energy performance standards for new and existing homes under building regulations include future proofing new homes for low carbon heating</li> <li>• Build and extend heat networks across the country</li> <li>• Ending the sale of new conventional petrol and diesel cars and vans by 2040</li> <li>• Plans for public sector to lead the way in transitioning to zero emission vehicles</li> </ul>		
Clean Air Strategy	2019	Context	<p>Informs the National Air Pollution Control Programme 2019. (as required by the National Emissions Ceilings Regulations 2018).. Complementary to the Industrial Strategy, the Clean Growth Strategy and 25 year Environment Plan.</p> <p>New legislation will create a stronger and more coherent framework for action to tackle air pollution. This will be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. These will support the creation of Clean Air Zones to lower emissions from all sources of air pollution, backed up with clear enforcement mechanisms.</p> <p>Marks a move to include the growing relative contribution of smaller and more diffuse sources of air pollution such as smaller industrial sites, product use, open fires in homes and manure on farms.</p>	Will provide guidance for local authorities on the mitigation and assessment through the planning system of the cumulative impacts of nitrogen deposition on natural habitats.	Ensure the Sustainability appraisal objectives and criteria take account of air quality standards.
Clean Air Zone Framework (principles for local authorities) (DEFRA)	2017	Context	Clean Air Zones aim to address all sources of pollution, including nitrogen dioxide and particulate matter, and reduce public exposure to them using a range of measures tailored to the particular location	Identifies the local authority role in supporting delivery of affordable energy, clean growth and healthier lifestyles as they develop and implement proposals for tackling air quality.	Ensure the Sustainability appraisal objectives and criteria take account of air quality standards.
Fixing the Foundations: Creating a more prosperous nation (Department for Business,	2015	Context	Sets out a 15-point plan to boost the UK's productivity growth centred on encouraging long term investment and promoting a dynamic economy.	Has implications for the Local Plan with regard to supporting a highly skilled workforce, a modern transport system, a reliable low	Ensure the range of Sustainability Appraisal objectives address the framework for raising

Plan/programme/ strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Innovation and Skills, HM Treasury)				carbon economy, a world class digital infrastructure, more housing to buy.	productivity.
Towards a one nation economy: A 10 point plan for boosting rural productivity (DEFRA)	2015	Context	Rural areas fully connected to the wider economy 1. Extensive, fast and reliable broadband services 2. High quality, widely available mobile communications 3. Modern transport connections A highly skilled rural workforce 4. Access to high quality education and training 5. Expanded apprenticeships in rural areas Strong conditions for rural business growth 6. Enterprise Zones in rural areas 7. Better regulation and improved planning for rural businesses Easier to live and work in rural areas 8. More housing 9. Increased availability of affordable childcare Greater local control 10. Devolution of power	Ensure policies include consideration of aspects and needs of the community living and working in rural areas in relation to accessibility, affordability and skills for economic growth.	Ensure the range of Sustainability Appraisal objectives bring out the distinctive needs of rural areas in the District.
Planning Policy for Traveller Sites	2015	Context	Sets out the Government's planning policy for traveller sites to promote and increase site provision and facilities with due regard to local circumstances of the settled community, amenity and environment.	Ensure the local plan has fair, realistic and inclusive policies. The policy may be part of a wider review of the NPPF.	Ensure that Traveller sites and needs are embedded within the SA framework.
National Planning Practice Guidance, (DCLG)	2014 (and revisions 2015-2017)	Context	Provides further guidance to be read alongside the NPPF on a range of topics that link to the promotion of sustainable development including: <ul style="list-style-type: none"> <li>• Air quality</li> <li>• Climate change</li> <li>• Conserving and enhancing the historic environment</li> <li>• Flood risk</li> <li>• Health and well being</li> <li>• Housing and economic development</li> <li>• Natural environment</li> <li>• Rural housing</li> <li>• Open space</li> <li>• Transport</li> <li>• Water supply, wastewater and water quality</li> </ul>	The National Planning Practice Guidance (NPPG) sets out a range of social, economic and environmental considerations for the preparation of the Local Plan. It also includes information on preparation of local plans which can be taken into consideration.	The NPPG sets out a range of social, economic and environmental considerations for the preparation of the Local Plan. It also includes information on undertaking sustainability appraisals which can be taken into consideration.
National Planning Policy for Waste	2014	Context	Sets out detailed waste planning policies to work towards more sustainable and efficient approach to resource use and management. To be read in conjunction with NPPF and the National Waste Management Plan for England.	Need to ensure waste management is considered alongside other spatial planning concerns such as housing, transport and sustaining healthy communities and environment.	Ensure the SA includes consideration of waste management hierarchy in spatial planning objectives.

Plan/programme/ strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Community Energy Strategy (DECC)	2014	Context	Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity: <ul style="list-style-type: none"> <li>• Generating energy (electricity or heat)</li> <li>• Reducing energy use (saving energy through energy efficiency and behaviour change)</li> <li>• Managing energy (balancing supply and demand)</li> <li>• Purchasing energy (collective purchasing or switching to save money on energy)</li> </ul>	Ensure that site allocations and policies will support community low carbon and renewable energy provision.	Include sustainability objectives / appraisal questions relating to renewable energy.
National Infrastructure Plan (HM Treasury, Infrastructure UK)	2014	Context	The Infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as: roads, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to supply the funding levels stipulated. The Plan also highlights what steps the government will take to ensure effective delivery of its key projects.	The Local Plan objectives and policies should support the delivery of infrastructure to support new development.	To ensure that infrastructure delivery is embedded within the SA framework.
Door to Door: A strategy for improving sustainable transport integration (DfT)	2013	Context	The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted: <ul style="list-style-type: none"> <li>• improving availability of information;</li> <li>• simplifying ticketing;</li> <li>• making connections between different steps in the journey, and different modes of transport, easier; and</li> <li>• providing better interchange facilities</li> </ul>	Enhance public transport provision and encourage active modes of travel such as walking and cycling.	Include a relevant sustainability objective / appraisal question relating to sustainable transport.
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (DEFRA)	2013	Context	The report sets out visions for the following sectors: <ul style="list-style-type: none"> <li>• Built Environment – “buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change”.</li> <li>• Infrastructure – “an infrastructure network that is resilient to today's natural hazards and prepared for the future changing climate”.</li> <li>• Healthy and resilient communities – “a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are resilient to, a changing climate”.</li> <li>• Agriculture and Forestry – “profitable and productive agriculture and forestry sectors that take the opportunities from climate change are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity”.</li> </ul>	Policies should take account of the aims of the Programme.	Include sustainability objectives / appraisal questions which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.

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			<ul style="list-style-type: none"> <li>Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”.</li> <li>Business – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”.</li> <li>Local Government – “Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate”.</li> </ul>		
The Plan for Growth implementation update (HM Treasury)	2013	Context	<p>The plan for growth, published alongside Budget 2011, and as part of the Autumn Statement 2011, announced a programme of structured reforms to remove barriers to growth for businesses and equip the UK to compete in the global race. These reforms span a range of policies including improving UK infrastructure, cutting red tape, root and branch reform of the planning system and boosting trade and inward investment, to achieve the governments four ambitions for growth:</p> <ul style="list-style-type: none"> <li>Creating the most competitive tax system in the G20</li> <li>Encouraging investment and exports as a route to a more balanced economy</li> <li>Making the UK the best place in Europe to start, finance and grow a business</li> <li>Creating a more educated workforce that is the most flexible in Europe.</li> </ul>	The Local Plan policies will need to reflect the ambitions set out within the Plan.	Include a sustainability objective relating to economic growth.
National Planning Policy Framework (DCLG)	2019	Context	<p>Presumption in favour of sustainable development is given priority in plan making and in the decision making process.</p> <p>The NPPF has set out that the standard method provided in national planning guidance should be used to undertake a local housing need assessment identifying the minimum number of homes needed.</p>	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
			Building a strong, competitive economy	Set out clear economic visions for that particular area.	Include a sustainability objective / appraisal question relating to strengthening the economy.
			Ensuring vitality of town centres.	Recognise town centres as the heart of their communities.	Include a sustainability objective / appraisal question relating to the vitality of town centres.
			Promoting sustainable transport	To implement sustainable transport modes depending on the nature/location of the site, to reduce the need for major transport	Include a sustainability objective / appraisal question relating to sustainable transport.

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				infrastructure.	
			Supporting high quality communications infrastructure	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.	Include a sustainability objective / appraisal question relating to improving communications infrastructure.
			Delivering a wide choice of high quality homes	Identify size, type, tenure and range of housing that is required in particular locations.	Include a sustainability objective / appraisal question relating to housing availability and quality.
			Requiring good design	Establish a strong sense of place to live, work and visit.	Include a sustainability objective / appraisal question relating to good design.
			Promoting healthy communities	Promote safe and accessible environments with a high quality of life and community cohesion.	Include a sustainability objective / appraisal question relating to health and well-being.
			Meeting the challenge of climate change, flooding, and coastal change	Use opportunities offered by new development to reduce causes/impacts of flooding.	Include a sustainability objective / appraisal question relating to climate change mitigation and adaption.
			Conserving and enhancing the natural environment	Recognise the wider benefits of biodiversity to now include net gain.	Include a sustainability objective / appraisal question relating to the conservation and enhancement of the natural environment.
UK Bioenergy Strategy (DECC)	2012	Context	<p>The UK Government has a responsibility to ensure that its policies only support bioenergy use in the right circumstances. This strategy is based on four principles which will act as a framework for future government policy on bioenergy.</p> <p>In summary the four principles state that:</p> <ul style="list-style-type: none"> <li>• Policies that support bioenergy should deliver genuine carbon reductions that help meet UK carbon emissions objectives to 2050 and beyond.</li> <li>• Support for bioenergy should make a cost effective contribution to UK carbon emission objectives in the context of the overall energy goals.</li> <li>• Support for bioenergy should aim to maximise the overall</li> </ul>	The principles of the Bioenergy Strategy 2012 will need to be reflected within the Local Plan policies.	Include a sustainability objective relating to energy efficiency and climate change.

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			<p>benefits and minimise costs (quantifiable and non-quantifiable) across the economy.</p> <p>At regular time intervals and when policies promote significant additional demand for bioenergy in the UK, beyond that envisaged by current use, policy makers should assess and respond to the impacts of this increased deployment on other areas, such as food security and biodiversity.</p>		
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA)	2011	Context	<p>The strategy aims to guide conservation efforts in England up to 2020, and move from a net biodiversity loss to gain. The strategy includes 22 priorities which include actions for the following sectors:</p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Forestry;</li> <li>• Planning and Development;</li> <li>• Water Management;</li> <li>• Marine Management;</li> <li>• Fisheries;</li> <li>• Air Pollution; and</li> <li>• Invasive Non-Native Species.</li> </ul>	Develop policies that promote conservation and enhancements of biodiversity.	Include sustainability objective / appraisal question that relates to biodiversity.
Future Water – The Government's water strategy for England (DEFRA)	2011	Context	<p>Future Water sets out how the Government wants the water sector to look by 2030, and some of the steps needed to take to get there. This includes: sustainable delivery of secure water supplies, an improved and protected water environment, fair, affordable and cost-reflective water charges, reduced water sector greenhouse gas emissions and more sustainable and effective management of surface water.</p>	Develop policies that promote and support the sustainable use of water.	Include sustainability objective / appraisal question that relates to the wise and efficient use of water.
Lifetime Neighbourhoods (DCLG)	2011	Context	<p>This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built and natural environment, social networks/well-being and housing.</p>	The policies and site allocations will need to reflect the requirements set out within the national strategy.	Include a sustainability objective relating to the creation of sustainable communities.
Laying the Foundations: A Housing Strategy for England (DCLG)	2011	Context	<p>Aims to provide support to deliver new homes and improve social mobility.</p>	Develop policies that encourage development of residential properties.	Include sustainability objective / appraisal question that assesses whether housing need is being met.
Securing the future – delivering UK sustainable development strategy (DEFRA)	2011	Context	<p>The Strategy sets out 5 principles for sustainable development:</p> <ul style="list-style-type: none"> <li>• Living within environmental limits;</li> <li>• Ensuring a strong, healthy and just society;</li> <li>• Achieving a sustainable economy;</li> <li>• Promoting good governance ; and</li> <li>• Using sound science responsibly.</li> </ul> <p>The strategy sets four priorities for action:</p> <ul style="list-style-type: none"> <li>• Sustainable consumption and production;</li> </ul>	<p>The Local Plan should seek to deliver sustainable communities. These are places which:</p> <ul style="list-style-type: none"> <li>• Meet the diverse needs of existing and future residents</li> <li>• People want to live and work in</li> <li>• Are sensitive to their environment</li> <li>• Contribute to a high quality of</li> </ul>	To ensure that the requirements of the Strategy are embedded within the SA framework.

Plan/programme/strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<ul style="list-style-type: none"> <li>Climate change and energy;</li> <li>Natural resource protection and environmental enhancement;</li> <li>Sustainable communities</li> </ul> <p>The strategy commits to:</p> <ul style="list-style-type: none"> <li>A programme of community engagement;</li> <li>Forums to help people live sustainable lifestyles;</li> <li>Open and innovative ways for stakeholders to influence decision; educating and training</li> </ul>	<p>life</p> <ul style="list-style-type: none"> <li>Are safe and inclusive</li> <li>Are well planned, built and run; and</li> <li>Offer equality of opportunity and good services for all.</li> </ul>	
National Policy Statements for energy infrastructure EN1-6: Overarching Energy Policy Statement (DECC)	2011	Context	This policy document sets out government policy for the delivery of major planning applications for energy development. These will be dealt with by the Planning Inspectorate, rather than local authorities in which the development occurs. The document also specifies the criteria for waste management, traffic and transport, water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape, visual impact, dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity	The Local Plan will need to be consistent with the National Policy Statement.	Include a sustainability objective relating to energy efficiency.
The Carbon Plan: Delivering our Local Carbon Future (DECC)	2011	Context	The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets. Emissions in the UK must, by law, be cut by at least 80% of 1990 by 2050. The UK was first to set its ambition in law and the Plan sets out progress to date.	The Local Plan will need to include policies that reflect the targets within the Carbon Plan.	Include a sustainability objective relating to greenhouse gas emissions.
UK Renewable Energy Roadmap (updates setting out progress and changes to the strategy dated 2013 and 2013) (DECC)	2011	Context	<ul style="list-style-type: none"> <li>Make the UK more energy secure</li> <li>Help protect consumers from fossil fuel price fluctuations.</li> <li>Help drive investment in new jobs and businesses in the renewable energy sector.</li> <li>Keep the UK on track to meet carbon reduction objectives</li> </ul>	Encourage developments that would support renewable energy provision including electricity, heat and transport.	Include sustainability objectives / appraisal questions relating to renewable energy generation and energy efficiency.
The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency)	2011	Context	<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> <li>"manage the risk to people and their property;</li> <li>Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national;</li> <li>Achieve environmental, social and economic benefits, consistent with the principles of</li> </ul>	Policies should seek to reduce and manage the risk of all types of flooding.	The SA framework should include sustainability objectives / appraisal questions which seek to reduce the risk and manage flooding sustainably.
Working with the grain of nature – A Biodiversity Strategy for England (DEFRA)	2011	Context	This Strategy seeks to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally	The Local Plan should avoid or mitigate the loss of biodiversity when allocating sites for development.	Include a sustainability objective relating to the protection and enhancement of biodiversity

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Air Quality Standards Regulations (DEFRA)	2010	Context	The new regulation transposes the new Air Quality Directive 2008/50/EC and its 4th daughter air quality directive 2004/107/EC. The regulation transposes standards and requirements for a variety of pollutants that are considered harmful to human health and the environment. These standards include limit values, which are legally binding and must not be exceeded. These limit values comprise a concentration value for the pollutant, an averaging period over which it is measured, the date by which the limit values are to be achieved and in some cases an allowable number of exceedances of the value per year. The regulation also includes target values, which are set out in the same manner as limit values, but which are to be attained where possible by taking all measures that do not entail disproportionate costs and therefore are not legally binding.	Limit and target values have been set for Arsenic, Benzene, Cadmium, Carbon Monoxide, Lead, Nickel, Nitrogen Dioxide (NO <sub>2</sub> ), Ozone, Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> ), Polycyclic Aromatic Hydrocarbons (PAH) and Sulphur Dioxide.	Include objectives for promoting the reduction of air pollution.
Healthy Lives, Healthy People: our Strategy for public health in England (Department of Health)	2010	Context	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	Policies within the Local Plan should reflect the objectives of the strategy where relevant.	Include a sustainability objective / appraisal question relating to health and well-being.
Strategy for the Horse Industry in England and Wales	2011	Context	The Strategy sets out a vision of where the industry aspires to be within ten years. Its purpose is to foster a robust and sustainable horse industry, increase its economic value, enhance the welfare of the horse, and develop the industry's contribution to the cultural, social, educational, health and sporting life of the nation. The strategy has eight key aims with specific action points included under each aim. <ul style="list-style-type: none"> <li>• Aim 1 to bring the Horse Industry together and develop its national, regional and local impact;</li> <li>• Aim 2 to increase participation in equestrianism and the social contribution of the Horse Industry;</li> <li>• Aim 3 to boost the economic performance of equine businesses;</li> <li>• Aim 4 to raise equestrian skills, training and standards;</li> <li>• Aim 5 to increase access to offroad riding and carriage driving;</li> <li>• Aim 6 to consider the environmental impact of the horse;</li> <li>• Aim 7 to encourage sporting excellence; and</li> <li>• Aim 8 to improve the quality and breeding of horses and ponies.</li> </ul>	Policies within the Local Plan should reflect the importance to the rural economy in West Berkshire of equestrian activities and related development, and the racehorse breeding and training industry.	Include sustainability objective/appraisal question relating to the encouragement of equestrian/racehorse industry.

Plan/programme/ strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The Natural Choice: Securing the Value of Nature (DEFRA)	2010	Context	Identifies protection and improvement of the natural environment as a core objective of the planning system, places a value on nature (through the ecosystem services that it provides) and seeks to conserve and enhance biodiversity on a landscape scale, rather than the protection of individual sites in isolation.		
Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency)	2009	Context	The Strategy vision for water resource "is for there to be enough water for people and the environment, meeting legitimate needs". Its aims include: <ul style="list-style-type: none"> <li>To manage water resource and protect the water environment from climate change.</li> <li>Restore, protect, improve and value species and habitats that depend on water.</li> <li>To contribute to sustainable development through good water management.</li> <li>People to understand how water and the water environment contribute to their quality of life.</li> </ul>	Policies should reflect the aims of the strategy where relevant.	Include sustainability objectives / appraisal questions that seek to promote water management and efficiency.
The Environment Agency's approach to groundwater protection (Version 1.1)	2017	Context	Contains position statements which provide information about the Environment Agency's approach to managing and protecting groundwater. The primary aim of all of the position statements is the prevention of pollution of groundwater and protection of it as a resource. Groundwater protection is long term, so these principles and position statements aim to protect and enhance this valuable resource for future generations. Many of the approaches set out in the position statements are not statutory but may be included in, or referenced by, statutory guidance and legislation.	Policies should reflect the obligations and sensitivities to groundwater impacts from any development under the Local Plan Review	Include sustainability objectives for the protection of natural resources.
Safeguarding our Soils: A Strategy for England (DEFRA)	2009	Context	The vision is "by 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations". The Strategy highlights the areas for priority including: <ul style="list-style-type: none"> <li>Better protection for agricultural soils.</li> <li>Protecting and enhancing stores of soil carbon.</li> <li>Building the resilience of soils to a changing climate.</li> <li>Preventing soil pollution.</li> <li>Effective soil protection during construction and development.</li> <li>Dealing with our legacy of contaminated land.</li> </ul>	Ensure that site allocations and policies will help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.	Include sustainability objectives / appraisal questions that seek to safeguard and enhance the quality of soil.
Building a Greener Future: Policy Statement (DCLG)	2007	Context	This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	Policies should seek to promote zero carbon residential development.	Include sustainability objectives / appraisal questions relating to renewable energy generation and energy efficiency.

Plan/programme/ strategy	Date	Relevance	Key objectives relevant to Local Plan Review and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The Air Quality Strategy for England vol. 1	2007	Context	<p>The Air Quality Strategy sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of strategy are to:</p> <ul style="list-style-type: none"> <li>• Further improve air quality in the UK from today and long term.</li> <li>• Provide benefits to health, quality of life and the environment.</li> </ul>	The Local Plan policies will need to work towards further improving air quality in the UK.	Include a sustainability objective relating to air quality.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA)	2007	Context	<ul style="list-style-type: none"> <li>• Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</li> <li>• Render polluting emissions harmless.</li> </ul>	Develop policies that aim to meet the standards.	Include sustainability objective / appraisal questions to protect and improve air quality.
Securing the future – delivering UK sustainable development strategy	2005	Context	<p>The strategy for sustainable development aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.</p> <p>As a result of the 2004 consultation to develop new UK sustainable development strategy, the following issues have been highlighted as the main priority areas for immediate action:</p> <ul style="list-style-type: none"> <li>• Sustainable consumption and production - working towards achieving more with less</li> <li>• Climate change and energy - confronting the greatest threat</li> <li>• Natural resource protection and environmental enhancement - protecting the natural resources on which we depend</li> <li>• From local to global - building sustainable communities - creating places where people want to live and work, now and in the future.</li> </ul> <p>In addition to these four priorities, changing behaviour also forms a large part of the Government's thinking on sustainable development. The following principles will be used to achieve the sustainable development purpose, and have been agreed by the UK Government:</p> <ul style="list-style-type: none"> <li>• Living within environmental limits</li> <li>• Ensuring a strong, healthy, and just society</li> <li>• Achieving a sustainable economy</li> <li>• Promoting good governance</li> <li>• Using sound science responsibly</li> </ul>	Ensure that key principles of the Strategy are considered throughout the preparation of the Local Plan Review. The process of developing local plan policy should consider avoiding likely adverse effects on natural and environmental resources. The Local Plan Review should include objectives regarding climate change, flood risk, biodiversity, the use of previously undeveloped land and access to employment.	Ensure that the SA framework includes objectives and criteria that address climate change mitigation and adaptation.

## National Legislation

Legislation	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Neighbourhood Planning Act 2017	2017	Context			
Housing and Planning Act 2016	2016	Context	The Act makes widespread changes to housing policy at the national level. Measures introduced in the Act relate to starter homes, and permitting the sale of higher value local authority homes. Starter homes are the new affordable housing product designed by the government to specifically meet the housing needs of younger generations and to allow them to access home-ownership. The overarching aim of the Act is to promote home ownership and increase levels of house building.	The Local Plan will need to take account of the provisions of the Act in relation to housing provision.	Include a sustainability objective relating to the provision of an appropriate range of housing within the district.
Self and Custom House Building Act	2015	Context	Sets out the requirement for local councils to establish a register for those interested in developing a self or custom built house in the area.	Consideration of requirements to allocate sites for self-built plots	Include SA objective in the Framework that relates to securing a range of housing options – mix and choice.
Health and Social Care Act 2012	2012	Context	The Act transfers responsibility for public health from the NHS to local government (upper tier authorities in the first instance), giving them a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.	The plan must comply with the relevant requirements of this legislation.	Include SA objective in the Framework that relate to promoting health and wellbeing.
Localism Act 2011	2011	Context	<p>The Localism Act introduces a number of measures to decentralise decision making process to the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of decisions that matter to them. The Localism Act includes a number of important packages.</p> <ul style="list-style-type: none"> <li>• The new act makes it easier for local people to take over the amenities they love and keep them part of local life;</li> <li>• The act makes sure that local social enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done.</li> <li>• The act places significantly more influence in the hands of local people over issues that make a big difference to their lives.</li> <li>• The act provides appropriate support and recognition to communities who welcome new development.</li> <li>• The act reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area's future.</li> <li>• The act reinforces the democratic nature of the planning system passing power from bodies not directly to the public, to democratically accountable ministers.</li> <li>• The act enables Local Authorities to make their own decisions to adapt housing provision to local needs, and make the system fairer and more effective.</li> </ul>	The Local Plan will need to reflect the principles of Localism as identified in the document, including Neighbourhood Planning.	To ensure the concepts of the Localism Act are embedded within the SA framework.

Legislation	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<ul style="list-style-type: none"> <li>The act gives Local Authorities more control over the funding of social housing, helping them plan for the long- term.</li> </ul> <p>In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.</p>		
Flood and Water Management Act 2010	2010	Context	The Act aims to reduce the flood risk associated with extreme weather. It provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges, and protects water supplies to the consumer.	The Local Plan should protect existing and future development as well as residents from flood risk.	The overview of flood risk management in England which is provided in the Act will need to be reflected in the Framework of the SA.
The Climate Change Act 2008	2008	Context	<p>The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto Protocol.</p> <p>The Climate Change Act includes the following:</p> <ul style="list-style-type: none"> <li>2050 target. The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. This target was based on advice from the CCC report: Building a Low- carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions. In June 2019, parliament passed legislation (2050 Target Amendment) requiring the government to reduce the UK's net emissions of greenhouse gases by 100% relative to 1990 levels by 2050.</li> <li>Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four carbon budgets have been put into legislation and run up to 2027.</li> </ul>	The Local Plan policies must reflect the objectives of The Climate Change Act, in order to contribute to reducing UK carbon emissions.	Include a sustainability objective relating to climate change.
Energy Act 2004 as partially repealed by Energy Act 2008 and Energy Act 2011	2004-11	Context	<p>The Acts works toward a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets. Objectives: Electricity from Renewable Sources: changes to Renewables Obligation (RO), designed to increase renewables generation, as well as the effectiveness of the RO.</p> <p>Feed in tariffs for small scale, low carbon generators of electricity.</p> <p>Smart meters: the Act mandates a roll-out of smart meters to medium sized businesses over the next five years.</p> <p>Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.</p>	Policies and site allocations will have to ensure a positive contribution in meeting the climate change challenge by capitalising on renewable and low carbon energy opportunities and adaptation measures which reduce the threat of climate change.	Include a sustainability objective relating to energy efficiency and climate change.

Legislation	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Housing Act 2004	2004	Context	<ul style="list-style-type: none"> <li>Protect the most vulnerable in society and help create a fairer and better housing market.</li> <li>Strengthen the Government's drive to meet its 2010 decent homes target.</li> </ul>	Develop policies that help to create a fairer and better housing market.	Include sustainability objective / appraisal questions to improve access to good quality and affordable housing.
Water Act 2003 (as amended)	2003	Context	<p>Reform the water industry to make it more innovative and responsive to customers and to increase the resilience of water supplies to natural hazards such as drought and floods</p> <ul style="list-style-type: none"> <li>To bring forward measures to address the availability and affordability of insurance for those households at high flood risk and ensure a smooth transition to the free market over the longer term</li> <li>The Water Act 2014 aims to make it easier for business to change their water suppliers. It will also open up the water and sewerage market to new companies.</li> </ul>	Take into account the act to protect and improve the quality of inland waters.	Include sustainability objectives that protect water quality.
Countryside and Rights of Way Act (CRoW)	2000	Context	<p>The purpose of the Act is to create a statutory right of access on foot to certain types of open land, to modernise the public rights of way system, to strengthen nature conservation legislation, and to facilitate better management of areas of outstanding natural beauty. It is divided into separate subsections which include their own objectives:</p> <ul style="list-style-type: none"> <li>Access to the countryside - The Act provides for a new right of access on foot to areas of open land comprising: <ul style="list-style-type: none"> <li>Mountain (land over 600 metres)</li> <li>Moorland</li> <li>Heath</li> <li>Downland</li> <li>Registered common land</li> </ul> </li> <li>Public rights of way and road traffic – authorities must take into account the needs of less able people when authorising stiles and gates to allow easier access</li> <li>Nature conservation – strengthens legal protection for threatened species and brings up to date the Wildlife and Countryside Act 1981</li> <li>Areas of outstanding natural beauty – requires local authorities in whose areas AONBs are located to prepare and publish a management plan for the area</li> </ul>	Schedule 9 of the Act, Part 3 of the Natural Environment places a duty on all public bodies to further conservation and enhancement of SSSIs, to reduce effects of pollution on SSSIs and to protect non-statutory nature conservation sites.	Include sustainability objectives and selection criteria for the protection and enhancement of the natural environment.
Environment Act (as amended) 1995	1995		The main purpose of the Environment Act is to protect and preserve the environment and guard against pollution to air, land or water. The Act adopts an integrated approach to environmental protection and outlines where authorisation is required from relevant authorities to carry out certain procedures as well as outlining the responsibilities of the relevant authorities.	Policies will be required to safeguard against pollution to air, land or water and to work with relevant authorities.	Include objectives that relate to environmental protection.
The Conservation of Habitats and Species Regulations (as amended)	1994 - 2017	Context	Usually known as the 'Habitats Regulations' which transcribe into UK law the EC Council Directive on the Conservation of Habitats and of Wild Fauna and Flora 92/43/EEC.	Policies will be required for the conservation and enhancement of biodiversity of European importance.	Include objectives that relate to protection of the natural environment.

Legislation	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<ul style="list-style-type: none"> <li>Conserve fauna and flora and natural habitats of EU importance</li> <li>Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats.</li> </ul> <p>The latest amendment is Regulation 2017 (SI 2017/012).</p>	<p>The regulations require land use plans that are likely to have a significant effect on a European site to make an appropriate assessment of the implications for the site in view of the site's conservation objectives. The local authority may only give effect to the land use plan after having ascertained that it will not adversely affect the integrity of the European site.</p>	
Planning (Listed Buildings and Conservation Areas) Act	1990	Context	<p>The Act aims to protect special buildings for conservation. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p>	<p>Must take into account of special buildings/sites already listed for conservation.</p>	<p>Include objectives for the protection of the historic environment</p>
Natural Environment and Rural Communities Act	2006	Context	<p>Amends the Wildlife &amp; Countryside Act and the CROW Act. It also places a duty on public bodies including Local Planning Authorities, to have regard to conserving biodiversity. Section 41 of the NERC Act lists species and habitats of principal importance that must be taken into account when public bodies are performing any of their functions.</p>	<p>Policies will be required for the conservation and enhancement of biodiversity of national importance</p>	<p>Include objectives that relate to protection of the natural environment.</p>
Wildlife and Countryside Act (as amended)	1981	Context	<p>The act sets in place protective measures for wildlife, including wild birds and plants. The act requires local authorities to take steps to bring the protection of wildlife to the attention of the public and schoolchildren. The act (though subsequently amended) allows designation of Sites of Scientific Interest (SSSIs) setting their management and protection measures, and also allows the designation of national nature reserves.</p>	<p>Policies will be required for the conservation and enhancement of biodiversity of national importance.</p>	<p>Include objectives that relate to protection of the natural environment.</p>
Ancient Monuments and Archaeological Areas Act	1979	Context	<p>Sets out the rules for scheduled monuments.</p> <p>The Act tries to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund.</p>	<p>Local plans are required to take archaeological sites into consideration in accordance with the NPPF and the Planning Act 2008.</p>	<p>Include objectives that relate to protection of the historic environment.</p>

Legislation	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Town and country planning legislation			<p>A range of legislation published in 2017 is of relevance to the Local Plan. This includes:</p> <ul style="list-style-type: none"> <li>The Neighbourhood Planning Act 2017 – Act aims to strengthen neighbourhood planning by ensuring that planning decision-makers take account of well-advanced neighbourhood development plans and by giving these plans full legal effect at an earlier stage.</li> <li>The Town and Country Planning (Brownfield Land Register) Regulations 2017 - The regulations require local authorities to prepare and maintain registers of brownfield land that is suitable for residential development.</li> <li>The Town and Country Planning (Permission in Principle) Order 2017 the Order provides that sites entered on Part 2 of the new brownfield registers will be granted permission in principle.</li> </ul> <p>The regulations and order above aim to improve the quality and consistency of data held by local planning authorities, which will provide certainty for developers and communities, encouraging investment in local areas.</p>	<p>The Local Plan policies should take into account well-advanced neighbourhood plans. The Local Plan should promote and prioritise development of brownfield land.</p>	<p>Include a sustainability objective/appraisal question that recognises the sustainability value of development on brownfield land.</p>

### Regional/sub-regional

Plan/Programme/Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Thames River Basin District Flood Risk Management Plan 2015 – 2021 (Environment Agency)	2016	Strategic	<p>That part of the plan relevant to West Berkshire. The primary flood risk in the Kennet and tributaries catchment is from rivers however other sources include surface water and groundwater. The majority of land within the catchment is rural, however, there are also significant urban centres including Newbury, Theale and Reading.</p> <p>The Environment Agency will work with lead local authorities and support communities to prepare for flooding through raising flood awareness, improving resilience and encouraging appropriate redevelopment. There is an aim to safeguard natural floodplains to reduce the consequences of flooding.</p> <p><b>Objectives:</b> These objectives are specific to this catchment and complement the objectives set out for the whole river basin district set out in Part A.</p> <p><b>Social</b></p> <ul style="list-style-type: none"> <li>To reduce the risk of flooding where possible through the delivery of the 6 year programme</li> <li>Reduce the impact of flooding through community awareness</li> </ul>	<p>Risk of flooding within West Berkshire is widespread and policy will need to ensure that appropriate measures are taken to reduce future flood risk to or by developments. The Council will need a local flood risk management strategy and a current Strategic Flood Risk Assessment agreed with the Environment Agency.</p>	<p>SA objectives will be needed to assess and evaluate risk of flooding on sites and broad locations.</p>

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>and flood response.</p> <ul style="list-style-type: none"> <li>Improve the flood warning system through improved river gauging.</li> </ul> <p><b>Economic</b></p> <ul style="list-style-type: none"> <li>To have a better understanding of the fluvial flood risk in certain areas in the Kennet and tributaries catchment.</li> <li>Ensure development and redevelopment in areas at risk of flooding is appropriate, does not increase flood risk and reduces the risk wherever possible.</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>Where practicable we will seek to re-establish and enhance natural river corridors through new development in line with the Water Framework Directive.</li> </ul>		
Kennet and Vale of White Horse Catchment Abstraction Management Strategy (CAMS)	2013	Strategic	<p>The Environment Agency uses a licence permitting system to regulate and ensure there is enough water for people (public water supply, industry and agriculture) and a healthy environment. They use the catchment abstraction management strategy (CAMS) process and abstraction licensing strategies to do this.</p> <p>Water abstraction in the CAMS area is from both surface water and ground water. The majority of abstractions are from groundwater and abstraction for public water supply predominates. A baseline is established of water availability for each water body that builds into a picture for the catchment.</p> <p>The Pang, Og and Lower Middle Kennet have local resource status of water not available for licensing; The Upper Middle Kennet and River Lambourn have local resource status of 'restricted water available for licensing'. The Enborne, Lower Kennet and Foudry Brook have local resource status of 'water available for licensing'. As tributaries of the River Thames all the above status is overridden by the flow requirements of the Thames, which changes the status to 'Water not available for licensing'.</p>	The latest population growth and climate change forecasts show that pressure upon water resources will only increase. The Local Plan will need to policies for development that reduce water consumption and avoid unsustainable locations for supply..	Ensure SA objectives include water efficiency measures and avoidance of unsustainable locations for supply.
Thames Catchment Flood Management Plan (CFMP)		2009	An overview of the flood risk across the river catchment and recommended ways of managing the risk now and over the next 50 to 100 years.	<p>This document should also be referred to when considering flood risk in the local plan.</p> <p>CFMPs can help understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment. CFMPs should be used to inform</p>	Ensure SA objectives include flood risk management and development in sustainable locations.

Plan/Programme/Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
				planning and decision making by key stakeholders such as local authorities who can use the plan to inform spatial planning activities and emergency planning.	
Water Resources Management Plan 2015-2040 (Thames Water)	2014	Strategic	Sets out how Thames Water plan to maintain the balance between supply and demand for water over a 25 year period 2014 to 2040.	The consideration of predicted supply and demand in the Kennet Valley over the period to 2036 and the need to promote water efficiency in policy.	Ensure SA objectives include water efficiency and avoidance of unsustainable locations for supply.
Thames Valley Berkshire: Delivering national growth, locally. Strategic Economic Plan 2015/16-2020/21 (Thames Valley Berkshire LEP)	2014	Strategic	<p>The Vision: The vibrancy of our business community will be Internationally envied. The ambition and creativity of our established businesses will be energised through a strong, knowledge-rich, networks. Our workforce will be the lifeblood of our economy: young people will be inspired and older workers valued. Our infrastructure will match the scale of our ambition and potential. And people will choose Thames Valley Berkshire as the place to live and work</p> <p>Six main objectives follow. 1: Use better those who are already in the workforce 2: Inspire the next generation and build aspirations and ambition 3: Ensure that economic potential is not restricted by labour supply issues In terms of ideas, we will: 4: Ensure that knowledge is effectively commercialised and grown within Thames Valley Berkshire 5: Strengthen networks and invest in the 'soft wiring' to use ideas better 6: Make Thames Valley Berkshire's towns genuine hubs in the ideas economy Four high level Programmes have been developed through which these objectives will be achieved.</p>	<p>Local Plan policies will need to ensure the facilities and support for a workforce equipped with the necessary skills to service business growth potential.</p> <p>Plans for housing growth must also take account of wider infrastructure and related constraints, not least flood risk and utilities.</p>	Ensure SA objectives include criteria that support a skilled workforce and developments in sustainable locations.
The Berkshire Biodiversity Strategy 2014 – 2020 (Berkshire Local Nature Partnership)	2014	Strategic	<p>To take a strategic view of the challenges and opportunities for the natural environment across Berkshire.</p> <p>There are 29 Biodiversity Opportunity Areas (BOAs) in Berkshire - these make up a total area of 48,112 hectares, a large proportion of which is in West Berkshire.</p> <p>BOAs identify where the greatest opportunities for habitat creation and restoration lie, enabling the efficient focusing of resources to where they will have the greatest positive conservation impact.</p> <p>Berkshire biodiversity targets, which have evolved from previous Habitat Action Plans, are set out on the national Biodiversity Action Reporting System (BARS) website. These Berkshire-wide targets have been allocated to individual BOAs.</p>	The Local Plan Review has the potential to negatively impact on biodiversity. Through effective protection, mitigation and management development can be positive in terms of biodiversity in the long term. This is intrinsically linked to the concept of sustainability. Therefore this document will be utilised in the SA in an informative capacity and in the form of recommendations.	Ensure the SA has objectives and indicators for the maintenance and enhancement of biodiversity

Plan/Programme/Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
South East Plan Policy NRM6 (Thames Basin Heaths Special Protection Area), Partnership Board	2009	Strategic	<p>The broad goal of the Plan is to ensure that the delivery of current housing allocations complies with the requirements of the Habitat regulations with respect to the Thames Basin Heaths SPA.</p> <p>The delivery plans aims to:</p> <ul style="list-style-type: none"> <li>• Provide a strategic approach to identifying avoidance measures to prevent in combination/ cumulative impacts on the SPA arising from recreational pressure with new residential development;</li> <li>• Define the nature, scale and general location standards of avoidance measures, to be met for housing development through green infrastructure;</li> <li>• Increase the quality of the local environment through the provision of green infrastructure; semi natural informal greenspace;</li> <li>• Assist local planning authorities in providing greater clarity for developers / public over where and how new housing development may be undertaken;</li> <li>• Streamline determination of planning applications.</li> </ul>	<p>The Local Plan Review needs to consider the Thames Basin Heaths Delivery Plans as this has implications for development within the South East corner of West Berkshire.</p> <p>The Delivery Plan is a key component of a three part approach to mitigating recreational impacts; off-site avoidance measures, on site access management and on site habitat management. All three approaches are required in parallel to safeguard the SPA from recreation impacts that may arise from new housing development.</p>	Ensure that the SA objectives include the protection and enhancement of biodiversity
Berkshire Landscape Character Assessment (Berkshire Joint Strategic Planning Unit)	2003	Context	<p>This Character Assessment was undertaken to broaden the understanding of the Berkshire landscape to aid the JSPU in formulating development plan policy and targeting future management initiatives.</p> <p>It is intended to guide and shape the future character of Berkshire</p>	<p>The Local Plan Review has the potential to have long term and permanent visual impacts, impacting on the character of the landscape. This may have implications in the context of sustainability. This Assessment has characterised the landscape of Berkshire of which West Berkshire is part. It will be utilised to inform the SA and in the form of recommendations.</p>	Ensure the SA has objectives that protect and enhance landscape qualities.
Replacement Minerals Local Plan for Berkshire 1995 (incorporating Alterations adopted 1997 and May 2001) (Joint Strategic Planning Unit)	1997 and 2001	Direct	<p>This is the current Berkshire wide policy document to provide a basis on which to make recommendations and decisions on planning applications to extract minerals in the County.</p> <p>It will be replaced by the Minerals and Waste Local Plan below, upon adoption.</p> <p>The main issues addressed in the plan are:-</p> <ul style="list-style-type: none"> <li>• How much mineral should be dug in Berkshire?</li> <li>• Where should extraction be allowed?</li> <li>• Where should extraction not be allowed?</li> <li>• What should be the objectives for the restoration of future mineral workings?</li> <li>• How can we ensure that mineral working is carried out in the least damaging way?</li> </ul>	<p>This is the current policy used at a local level to make recommendations and decisions on planning applications to extract minerals in West Berkshire. Therefore this document will be useful for the SA in a contextual and informative capacity.</p>	<p>This document will be useful for the SA in a contextual and informative capacity.</p>

Plan/Programme/Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<ul style="list-style-type: none"> <li>• How can mineral working be used to secure long term environmental and other public benefits?</li> <li>• How much mineral may have to be brought into Berkshire from elsewhere?</li> <li>• Where might depots be located to allow minerals to be brought in by rail?</li> </ul>		
Waste Local Plan for Berkshire (including Saved Directions) (Berkshire Unitary Authorities' Joint Strategic Planning Unit)	1998	Context	This is the current Berkshire wide policy document to provide a basis on which to make recommendations and decisions on planning applications for waste development in the County.  It will be replaced by the Minerals and Waste Local Plan above, upon adoption.  Objectives: <ul style="list-style-type: none"> <li>• To provide a framework within which the public, businesses and waste industry of Berkshire can contribute towards a sustainable strategy for dealing with waste;</li> <li>• To reduce the amount of waste requiring disposal (by reducing the amount of waste we produce and re-using and recycling as much as possible); and</li> <li>• To ensure that the handling, treatment and disposal of the remaining waste is carried out with the minimum effect upon the environment.</li> </ul>	This is the current policy used at a local level to make recommendations and decisions on planning applications for waste development in West Berkshire.	This document will be useful for the SA in a contextual and informative capacity.
Western Berkshire Strategic Housing Market Area Strategic Planning Framework (Thames Valley LEP, Reading Borough Council, West Berkshire Council, Bracknell Forest Council, Wokingham Borough Council)	2016		Provides detailed information about existing and future housing needs and demand, including the need for affordable housing and the mix of housing, to meet the needs of the community and forms part of the evidence base for the preparation of the Local Plan Review.  Produced by the four Local Planning Authorities of Bracknell Forest, Reading, West Berkshire and Wokingham Councils. It has been agreed by each Council and demonstrates the strategic priorities and projects that the authorities will work on collaboratively.  To ensure that Local Plans are aligned to bring forward suitable high quality, infrastructure rich strategic sites which may also span boundaries	The Local Plan Review will set new housing targets for the District from 2013 to 2036, having regard to the results of an objective assessment of housing needs set out in the Strategic Housing Market Assessment and will allocate additional sites as necessary for housing in order to maintain a rolling 5 year supply of housing sites.. For West Berkshire, the study indicates a need for an average of 665 new dwellings a year for the period 2013 - 2036.  The main opportunity areas identified are the following: <ul style="list-style-type: none"> <li>• Major housing and mixed use development at Grazeley/Mortimer;</li> <li>• A focus on town centre/commuter hub</li> </ul>	Ensure SA objectives and indicators include housing need of all types and affordability.  461 Ensure that the SA objectives are compatible or at least in opposition not in areas of common interest where joint strategic planning and action is necessary, such as in housing and infrastructure.

Plan/Programme/Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
				<ul style="list-style-type: none"> <li>development;</li> <li>• Infrastructure investment; and</li> <li>• Sites that span might span or in proximity of authority boundaries.</li> </ul>	

## Neighbouring local authorities

It is assumed that each Local Authority has had regard to their existing Local Plans and Community Strategies in developing their emerging Local Development Documents

Plan/Programme/Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
South Oxfordshire Emerging Local Plan 2033 – pre-submission version 11 Oct 2017 (South Oxfordshire District Council)	2017	Strategic	<p>This Local Plan will update the spatial strategy set out in the South Oxfordshire Core Strategy adopted in December 2012, It sets out policies for change and includes a strategy for delivering growth from 2011 to 2033. It identifies appropriate areas and sites for development, such as new homes, offices, shops and community facilities. It sets out how valuable historic and natural environments will be protected and enhanced. The policies in this plan will be used to help make decisions on planning applications in the district. It also identifies circumstances and locations where development will not be appropriate.</p> <p>It will guide development of the district, in strategic terms, over the length of the plan period to 2033. It provides the basis for growth, through setting out the distribution of new housing, employment and retail development and it also provides the framework for protecting the district's important natural and built environment.</p> <p>Vision: South Oxfordshire will remain a beautiful and prosperous place to live. It will be an attractive place for people to work and spend their leisure time.</p> <p>Strategic objectives:-</p> <ul style="list-style-type: none"> <li>Objective 1 – Settlements</li> <li>Objective 2 - Housing</li> <li>Objective 3 - Economy</li> <li>Objective 4 - Infrastructure</li> <li>Objective 5 - Design</li> <li>Objective 6 - Community</li> <li>Objective 7 - Natural and Built environment</li> <li>Objective 8 - Climate change</li> </ul>	In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.	Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary.

Plan/Programme/Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
South Oxfordshire Core Strategy (to 2027) (South Oxfordshire District Council)	2012	Strategic	<p>Our vision - to have made a positive contribution to the evolution of South Oxfordshire</p> <p>Objective 1: Settlements Objective 2: Communities and housing Objective 3: Environment and design Objective 4: Employment and education Objective 5: Getting around Objective 6: Leisure, culture and health</p> <p>It sets out the overall amount of development in the district, the broad locations for delivering housing and other development needs such as employment, shopping and transport. The strategy includes the allocation of strategic sites for development and sets out what physical, social and green infrastructure is needed and how and by what means it will be delivered. It covers the period to 2027.</p>	In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.	Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary.
Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies (Vale of White Horse District Council)	2016	Strategic	<p>The Spatial Vision establishes the direction of travel for future development and investment in the District. It sets out how the Vale should develop and grow until the year 2031. It includes how and where new houses should be built, where new jobs should be placed, and what infrastructure, such as schools and roads, will be needed to support them. Four key thematic areas are identified to take forward the Vision through the Strategic Objectives.</p> <ul style="list-style-type: none"> <li>• Building healthy and sustainable communities</li> <li>• Supporting economic prosperity</li> <li>• Supporting sustainable transport and accessibility, and</li> <li>• Protecting the environment and responding to climate change.</li> </ul>	In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.	Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary.
Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites – publication consultation (Vale of White Horse District Council)	2017	Strategic	<p>Part one deals with the larger 'strategic' sites and policies in the Vale. Part two will set out strategic policies and locations for strategic housing for the agreed quantum of Oxford's unmet housing need to be addressed within the Vale of White Horse District. This document will also contain policies for the part of Didcot Garden Town that lies within the Vale of White Horse District and detailed development management policies to complement the Local Plan Part 1, replacing the saved policies of the Local Plan 2011, and allocating additional development sites for housing and other uses.</p>	In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.	Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary.
Wiltshire Core Strategy	2015	Strategic	<p>Sets out the spatial vision, objectives and strategy for the spatial development of Wiltshire and strategic policies and proposals to deliver the vision setting out principles of development for the county to 2026, including strategic site allocations.</p> <p>The strategic objectives are: 1: delivering a thriving economy 2: addressing climate change 3: providing everyone with access to a decent, affordable home</p>	<p>In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.</p> <p>The contemporaneous development of new Local Plans will require close liaison, consultation and commentary</p>	Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>4: helping to build resilient communities                      5: protecting and enhancing the natural, historic and built environment                      6: ensuring that adequate infrastructure is in place to support our communities</p> <p>Currently, Wiltshire Council is reviewing the adopted Local Plan, including the Core Strategy. The purpose of the review is to assess the future levels of need for new homes and employment land over the period 2016-2036 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.</p>	<p>on each other's plans as detail emerges.</p>	
<p>Swindon Borough Council Local Plan 2026 (Swindon Borough Council)</p>	<p>2015</p>	<p>Strategic</p>	<p>The Swindon Borough Local Plan 2026 is the principal planning policy document for Swindon Borough, providing the development strategy to deliver sustainable growth to the year 2026. It sets out how much development the Borough needs and identifies where, when, and how development will take place in Swindon Borough.</p> <p>The key development priorities which guide the Local Plan's Strategic Objectives are set out below:</p> <ul style="list-style-type: none"> <li>➤ Deliver growth that is balanced and sustainable, and provides the necessary infrastructure, while addressing the impacts of climate change;</li> <li>➤ Deliver regeneration in a way that meets the needs of Swindon's future, but conserves and enhances the best of the past; and</li> <li>➤ Recognise the important role of green infrastructure to enhance the quality of life for existing and future residents.</li> </ul> <p>The Local Plan Strategic Objectives:</p> <p>1: High Quality Sustainable Development - to improve the image of Swindon, enable inclusive communities and address climate change by the provision of high quality, well designed and sustainable development.                      2: Infrastructure - to meet the infrastructure needs for and arising from the growth of Swindon (including health and community needs) in a timely and co-ordinated manner and being adequately funded.                      3: Economy - to meet the needs of local businesses and the forecast growth in the local economy, and to enhance Swindon's position as the UK's best business location.                      4: Housing - to meet the Borough's housing needs by the provision of well-designed sustainable housing, at sustainable locations and at a range of types and densities according to local needs and circumstances, and that promotes the effective use of land.                      5: Education - to meet the need for education provision arising from the anticipated growth in population and to enable an improvement in skills</p>	<p>In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.</p>	<p>Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary.</p>

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>and qualifications, particularly through the provision and support of tertiary education opportunities.</p> <p>6: Community and Health - to promote healthy lifestyles and to meet the need for community and health facilities arising from growth and demographic change in the Borough.</p> <p>7: Transport - to support Swindon's growth through the provision of a comprehensive and sustainable transport network that is efficient, safe, affordable, accessible and easy to understand, and offers a genuine choice of modes.</p> <p>8: Culture and Leisure - to enable the provision of cultural and leisure facilities commensurate with Swindon's size and growth in population and realise Swindon's potential as a regional leisure destination.</p> <p>9: Green Infrastructure - to provide an attractive and inspirational environment to live, work, learn and play, by the provision of a far-reaching network of connected and multi- functional green spaces linked to the wider countryside.</p> <p>10: Natural, Built &amp; Historic Environment - to ensure that development respects, enhances, and conserves the best of the existing built, historic and natural environment in the Borough.</p>		
Test Valley Borough Revised Local Plan 2011 – 2029 (Test Valley Borough Council)	2016	Strategic	<p>Sets out the vision and broad objectives for the Borough and the policies to deliver them. It identifies the strategic locations for housing and employment based on a settlement hierarchy.</p> <p>15 Objectives have been identified:-</p> <ol style="list-style-type: none"> <li>1) Providing for the future housing needs, types and tenures within the Borough.</li> <li>2) Promote appropriate scale of development in settlements in keeping with their size, character and function.</li> <li>3) Create sustainable communities, locating development where daily needs for employment, shopping, leisure, recreation, education, health and other community facilities are accessible by sustainable modes of transport.</li> <li>4) Providing a range of job opportunities.</li> <li>5) Supporting Andover and Romsey town centres and Stockbridge local centre to enable them to remain successful destinations.</li> <li>6) Conserve and enhance the built and historic environment, conserve and enhance the local character, identity and cultural heritage.</li> <li>7) Ensure development takes full account of climate change including implementing water efficiency measures.</li> <li>8) Protect high standards of water and air quality.</li> <li>9) Conserve and enhance the countryside and landscape and improve access to it.</li> <li>10) Conserve and enhance biodiversity.</li> </ol>	In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.	Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary.

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>11) Provide for leisure, recreation, culture and tourism needs.            12) Creating opportunities for improving the health and wellbeing of communities.            13) Encourage use of public transport, cycling and walking networks to help reduce reliance on cars and provide choice.            14) Create high quality, low crime environments and spaces.            15) Raise skill levels and reduce economic disparities across the Borough.</p>		
<p>Basingstoke and Deane Borough Local Plan 2011 – 2029 (Basingstoke &amp; Deane Borough Council)</p>	<p>2006</p>	<p>Strategic</p>	<p>The Local Plan is the overarching planning document that identifies where development will take place, how new jobs will be supported and how the precious environment of the borough will be protected and enhanced. It also allocates major sites and locations for development to meet the needs of our growing population.</p> <p>The following objectives have been prepared to address their identified issues and to help to deliver the Vision:-</p> <ul style="list-style-type: none"> <li>a) Maintain and enhance the borough’s position as a prosperous economic centre with a diverse economy;</li> <li>b) Reduce the need to travel, providing sustainable and fully accessible transport opportunities;</li> <li>c) Facilitate a well-educated and highly skilled local population and workforce with strong connections to the local business community;</li> <li>d) Strengthen Basingstoke Town Centre’s role as a destination of choice, for residents, workers and those living outside the borough;</li> <li>e) Promote a thriving rural economy with a network of vibrant towns and villages which provide homes, services, jobs and infrastructure to respond to the needs and aspirations of local communities.</li> <li>g) Ensure that infrastructure is planned for prior to development and delivered alongside development;</li> <li>h) Provide new housing which incorporates a mix of tenure, size and type;</li> <li>i) Promote and support successful regeneration and renewal schemes;</li> <li>j) Promote healthy lifestyles;</li> <li>k) Minimise our contribution to climate change and its effects;</li> <li>l) Ensure high quality and locally distinctive design which responds to local character to create inclusive, well connected and safe neighbourhoods.</li> <li>m) Conserve, manage and monitor the borough’s waterways, reducing the risk of flooding and consequences of pollution.</li> <li>n) Protect and enhance the borough’s biodiversity and the locally distinctive character of our priority habitats and landscapes, such as the North Wessex Downs AONB</li> <li>o) Proactively manage the borough’s rich historic and built environment to protect and enhance its quality and distinctiveness while</li> </ul>	<p>Collaboration and complementary policy approaches will be essential to address cross boundary issues particularly in relation to housing provision, transport infrastructure, environment and resource efficiency and the North Wessex Downs AONB.</p> <p>AWE Aldermaston and Burghfield are close to the Basingstoke and Deane boundary which will require consultation over developments near licenced nuclear installations.</p>	<p>Seek compatibility or complementarity of SA objectives where cross boundary issues affect both authorities and constituents, to enable policy solutions to be pursued together.</p>

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			accommodating change.		
Hart District Council Local Plan (Replacement) 1996-2006 – Saved Policies (Hart District Council)	2002, Saved 2007	Strategic	<p>The District Council aim is to maintain and enhance the District's quality of life for both present and future inhabitants, by permitting appropriate development and protecting interests of acknowledged importance, including for example ecological diversity, landscape and built heritage, but also meeting genuine local needs for jobs, housing and services. The principal objectives are as follows. To:</p> <ol style="list-style-type: none"> <li>1. Safeguard and enhance the District's assets and resources;</li> <li>2. Develop a robust and diverse local economy,;</li> <li>3. Provide for the needs of local people for housing, shopping, social services and recreation.</li> <li>4. Control pollution and congestion;</li> <li>5. Ensure that any required development enhances, and is well integrated into, the environment of the District,;</li> <li>6. Create opportunities and use those that arise to promote, safeguard, and improve urban design standards and the visual quality of built-up areas;</li> <li>7. Seek to ensure there is equality of opportunity for all sections of the community.</li> </ol>	In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.	Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary.
Hart District Council Draft Local Plan 2011 – 2032 (Hart District Council)	2017 – in preparation	Strategic	<p>Key objectives are</p> <ol style="list-style-type: none"> <li>1. To plan for sufficient land to be available for 10,185 new homes to be built in the District in the period 2011 – 2032;</li> <li>2. To deliver sustainable new communities at Murrell Green and Hartland Village;</li> <li>3. To provide new homes of a mix of sizes and tenures to meet the current and future needs of Hart's residents;</li> <li>4. To support the vitality and viability of the District's town and village centres to serve the needs of residents</li> <li>5. To support economic growth to meet future needs</li> <li>6. To ensure that transport, social and physical infrastructure required to support new development is delivered</li> <li>7. To plan for the provision of sufficient primary and secondary school places to support the need arising from future development;</li> <li>8. To conserve and enhance the distinctive built and historic environment;</li> <li>9. To maximise opportunities for sustainable transport infrastructure that supports new development;</li> <li>10. To protect and enhance the District's natural environment;</li> <li>11. To reduce the risk of flooding by directing development away from areas at risk of flooding,</li> <li>12. To promote healthy and sustainable local communities ;</li> </ol>	In preparing this Local Plan involve neighbouring authorities to ensure our plans are consistent and take account of the impacts of development on and from the surrounding areas.	Ensure that the SA objectives are compatible or at least not in opposition in areas of common interest where joint strategic planning and action is necessary.

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>13. To ensure new development is well designed creating safe, inclusive environments ;</p> <p>14. To provide measures for adapting to the impacts of climate change and reduce the contribution of new and existing development to the causes of climate change.</p>		
Wokingham Borough Core Strategy to 2029 (Wokingham District Council)	2010	Direct	<p>The Council has produced the Core Strategy to set out where development will occur within the borough to 2026, taking account of the health, well-being and quality of life of our residents. The Core Strategy includes policies about everything from homes, shops, offices and factories to libraries, schools and health &amp; leisure facilities.</p> <p>The approach of the Core Strategy is to:</p> <ul style="list-style-type: none"> <li>i) Deliver sustainable development by providing an acceptable balance of housing and employment including the provision of a full range of services accessible to people;</li> <li>ii) Promote sustainable use and disposal of resources while mitigating and adapting to climate change;</li> <li>iii) Deliver housing in locations that meet the needs of the community;</li> <li>iv) Support a sequential approach to new mixed use development locations based primarily on larger scale (Strategic Development Locations) consisting of accessible, high quality, well designed development. The Strategic Development Locations will be supported by Development Briefs to ensure delivery of the essential community facilities and infrastructure required;</li> <li>v) Deliver affordable housing that meets identified local needs;</li> <li>vi) Promote a transport system that enables access to services by a variety of modes;</li> <li>vii) Protect the character of the borough by maintaining/improving the built/natural environment while mitigating the effect of new development on the environment;</li> <li>viii) Maintain the distinct and separate identity of the borough's settlements;</li> <li>ix) Maintain and enhance all the infrastructure, including roads, railways, schools, healthcare and open space provision through new development, taking account of the health and wellbeing of residents;</li> <li>x) Support the renaissance of Wokingham and other town centres;</li> <li>xi) Limit development in those areas at most risk of flooding and pollution;</li> <li>xii) Protect the most important areas for biodiversity, landscape and heritage from development;</li> <li>xiii) Maintain and enhance the borough's knowledge and skills base;</li> </ul>	<p>Collaboration and complementary policy approaches will be essential to address cross boundary issues of ad-hoc development particularly in relation to housing provision, major transport infrastructure and environment and resource efficiency to provide for communities and economic growth.</p> <p>Wokingham Borough Council are in the process of updating the Local Plan which will guide development in the Borough for the next 20 years. There is a need to plan for more housing, new employment, schools, roads, parks, shops and community facilities necessary to create places people want to live, work and do business.</p> <p>The next stage of the plan, the Preferred Options Consultation, is now likely to take place in summer 2018.</p>	<p>Seek compatibility or complementarity of SA objectives where cross boundary issues affect both authorities and constituents, to enable policy solutions to be pursued together.</p>

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			xiv) Ensure good design which is in keeping with the area; and xv) Where national and regional planning policies allow, take account of the public's views following consultation and engagement.		
Reading Borough Core Strategy (Reading Borough Council)	2008; altered 2015	Direct	<p>The document sets out the Council's adopted planning strategy for the Borough and how planning and development will achieve the Reading 2020 Vision for the town. It provides a framework for how Reading can grow in a sustainable way in the future. It also sets out how Reading will accommodate the growth expected of it in the emerging South East Plan and through the council's commitment to New Growth Point status.</p> <p>The following core objectives::</p> <ol style="list-style-type: none"> <li>1. Strengthen the role of Reading, including the Central Reading Area, as the regional hub for the Thames Valley, providing an accessible focus for the development of employment, housing, services and facilities, meeting the needs of residents, workers, visitors, those who study in Reading Borough, and the wider area, in accordance with the South East Plan;</li> <li>2. Improve the quality of life for those living, working, studying in and visiting the Borough, creating inclusive, sustainable communities with good access to decent and affordable housing, employment, open space and waterspace, transport, education, services and facilities (such as sustainable water supplies and wastewater treatment, healthcare services, sport and recreation, etc.) to meet identified needs;</li> <li>3. Ensure new development is accessible and sustainable, in accordance with the LDF sustainability appraisal objectives;</li> <li>4. Maintain and enhance the historic, built and natural environment of the Borough through investment and high quality design;</li> <li>5. Improve and develop excellent transport systems to improve accessibility within Reading and for the wider area by sustainable modes of transport;</li> <li>6. Offer outstanding cultural opportunities, which are based on multiculturalism, local heritage and high quality, modern arts and leisure facilities; and</li> <li>7. Ensure that Reading is a multi-cultural city where significant social inclusion exists and where the needs of all its citizens are met by high quality, cost effective services and outstanding levels of community involvement.</li> </ol>	Collaboration and complementary policy approaches will be essential to address cross boundary issues of ad-hoc development particularly in relation to housing provision, major transport infrastructure and environment and resource efficiency to provide for communities and economic growth.	Seek compatibility or complementarity of SA objectives where cross boundary issues affect both authorities and constituents, to enable policy solutions to be pursued together.
Reading Local Plan (Reading Borough Council)	2019	Strategic	These objectives are relatively consistent with the objectives that have previously been in place, notably in the Core Strategy, and give continuity with past and existing strategies.	Address cross boundary issues viz. Grazeley, around the M4, FEMA and economic development, Green Park	Seek compatibility or complementarity of SA objectives where cross

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>The objectives for the Local Plan are as follows:</p> <ol style="list-style-type: none"> <li>1. Strengthen the role of Reading, including central Reading, as the hub for the Thames Valley, providing an accessible focus for the development of employment, housing, services and facilities, meeting the needs of residents, workers, visitors, those who study in Reading Borough, and the wider area;</li> <li>2. Make the best use of Reading's limited land to ensure that as many new homes as possible are delivered to meet identified needs, particularly needs for affordable housing;</li> <li>3. Improve the quality of life for those living, working, studying in and visiting the Borough, creating inclusive, sustainable communities with good access to employment, open space and water space, transport, education, services and facilities (such as sustainable water supplies and wastewater treatment, healthcare services, social and community facilities, sport and recreation, etc.) to meet identified needs;</li> <li>4. Form the basis for co-operation with neighbouring authorities to consider the wider West of Berkshire area as a whole;</li> <li>5. Ensure new development and existing areas are accessible and sustainable, in accordance with the sustainability appraisal objectives, including reducing its effects on, and adapting to, climate change;</li> <li>6. Maintain and enhance the historic, built and natural environment of the Borough through investment and high quality design, and capitalise on these assets to contribute to quality of life and economic success;</li> <li>7. Improve and develop excellent transport systems to improve accessibility within Reading and for the wider area by sustainable modes of transport, including walking and cycling;</li> <li>8. Offer outstanding cultural opportunities, which are based on multiculturalism, local heritage and high quality, modern arts, leisure and visitor facilities;</li> <li>9. Ensure that Reading is a healthy, clean, safe and socially-inclusive community where the needs of all its citizens are met by high quality, cost effective services and outstanding levels of community involvement.</li> </ol>	<p>new railway station and housing there, National Cycle Network Route 422 between Newbury and Windsor, AWE consultation zones, education facilities draw pupils from within Reading, edge of AONB</p> <p>There is therefore a need for policy on the areas to be aligned, and to ensure that provision of housing and infrastructure on both sides of the boundary is viewed in the context of the area as a whole.</p>	<p>boundary issues affect both authorities and constituents, to enable policy solutions to be pursued together.</p>
Bracknell Forest Core Strategy (to 2026)	2008	Direct	<p>Policies in the Core Strategy establish the overall strategy for the development and use of land in the Borough up to 2026. This includes setting out the broad locations for future development.</p> <p>The Core Strategy policies are divided for ease into six themes: Sustainable Growth Quality of Life The Environment Somewhere to Live Somewhere to Work and Shop Transport</p> <p>Objectives:</p>	<p>Collaboration and complementary policy approaches will be essential to address cross boundary issues of ad-hoc development particularly in relation to housing provision, major transport infrastructure and environment and resource efficiency to provide for communities and economic growth.</p> <p>Bracknell Forest are working on a Local Plan (see below) which will replace the Core Strategy. A</p>	<p>Seek compatibility or complementarity of SA objectives where cross boundary issues affect both authorities and constituents, to enable policy solutions to be pursued together.</p>

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>To plan for a balance of housing and employment growth            To aid delivery of housing in the Borough, which meets the needs of all sectors of the community, including the provision of affordable housing            To deliver the regeneration of Bracknell town centre            To promote a sequential approach to the location of new development            To promote a transport system which enables access to services, by a choice of transport modes            To ensure high quality well designed development is delivered in the Borough            To support and facilitate essential community facilities and infrastructure in accessible locations            To deliver accessible development meeting the needs of the Borough            To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment            To maintain high and stable levels of economic growth            To promote the sustainable use and disposal of resources            To mitigate against and adapt to climate change</p>	<p>consultation on the draft BFLP including draft Sustainability Appraisal, draft Habitats Regulation Assessment and draft Infrastructure Delivery Plan, took place in February/March 2018.</p>	
Bracknell Forest Local Plan	In preparation	Direct	<p>The Local Plan will set the long term spatial vision and development strategy for the borough up to 2034.</p> <p>Once adopted, it will replace many of the saved policies in the Bracknell Forest Borough Local Plan (2002) and the Core Strategy (2008). It will therefore be wide ranging in terms of the issues that it will cover.</p> <p>In summary, the Plan will include a vision, objectives, and strategy for the level and distribution of development in the borough up to 2036. This includes housing, economic and retail development, new infrastructure and also policies relating to:</p> <ul style="list-style-type: none"> <li>• development within the green belt</li> <li>• development within the countryside</li> <li>• design, including residential extensions and shop fronts</li> <li>• environmental issues such as flood risk and water quality</li> <li>• heritage assets</li> <li>• the natural environment and biodiversity including landscape, green infrastructure and the Thames Basin Heaths Special Protection Area</li> <li>• infrastructure needs including open space, sport and recreation and community facilities</li> <li>• town, district and local centres</li> <li>• development affecting employment sites</li> <li>• housing needs including those for:               <ul style="list-style-type: none"> <li>• Gypsies, Travellers and Travelling Show people</li> <li>• affordable housing</li> <li>• healthy and inclusive communities</li> </ul> </li> </ul>	<p>Collaboration and complementary policy approaches will be essential to address cross boundary issues of ad-hoc development particularly in relation to housing provision, major transport and other infrastructure and environment and resource efficiency to provide for communities and economic growth.</p>	<p>Seek compatibility or complementarity of SA objectives where cross boundary issues affect both authorities and constituents, to enable policy solutions to be pursued together.</p>

Plan/Programme/ Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<ul style="list-style-type: none"> <li>• climate change including the delivery of renewable energy and sustainable construction</li> </ul>		
<p>Oxfordshire Minerals and Waste Core Strategy (Oxfordshire County Council) 2017                      Hampshire Minerals and Waste Plan 2013 (Hampshire County Council)                      Joint Minerals and Waste Local Plan - Issues and Options consultation 2017(Hampshire County Council on behalf of Central and Eastern Berkshire ) Authorities)                      Wiltshire and Swindon Minerals Core Strategy 2009 (Wiltshire Council &amp; Swindon Borough Council)                      Wiltshire and Swindon Waste Core Strategy 2009 (Wiltshire Council &amp; Swindon Borough Council                      Central and Eastern Berkshire Minerals and Waste Plan – in preparation (Bracknell Forest Council, Reading Council, Wokingham Borough, Royal Borough of Windsor and Maidenhead)</p>					
	Variou s	Strategic	<p>These policy documents generally set out the vision, objectives, spatial strategy and core policies for meeting minerals and waste development requirements in the relevant authority area.</p> <p>Overall, they provide a policy framework for making decisions on planning applications and will also identify broad (and in some cases specific) locations for new minerals and waste development.</p> <p>Generally, these are the main issues that have come out of neighbouring authorities' <u>minerals</u> development plan documents:</p> <ul style="list-style-type: none"> <li>• Meeting locally determined requirements for supply of minerals and make an appropriate contribution to wider needs.</li> <li>• Enable a continued supply of building stone for locally distinctive buildings and structures.</li> <li>• Provide a framework that is clear and flexible</li> <li>• Facilitate the economically and environmentally secondary and recycled materials for use in place of primary aggregates.</li> <li>• Consider flood risk</li> <li>• Minimise the distance minerals need to be transported by road and encourage alternatives</li> <li>• Protect important landscapes, and ecological, geological, archaeological and heritage assets from harmful impacts of mineral development and transportation.</li> <li>• Provide benefits to natural environment and local communities through the restoration of mineral workings</li> <li>• Safeguard resources of sand and gravel, crushed rock</li> </ul> <p>Safeguard permanent facilities for producing secondary and recycled aggregate and for importing aggregates by rail.</p> <p>Generally, these are the main issues that have come out of neighbouring authorities' <u>waste</u> development plan documents:</p> <ul style="list-style-type: none"> <li>• Provide for waste management capacity that enables the authority area to be net self-sufficient in meeting its own waste</li> </ul>	<p>More or less minerals and waste development in neighbouring authority areas could potentially have an impact on development pressures and the level of extraction in West Berkshire. It is acknowledged that the majority of planning authorities that deal with 'county matters' are attempting to be 'net self-sufficient' in terms of waste and maintain a steady and adequate supply of minerals in line with the NPPF. This may have implications in terms of sustainability.</p>	<p>These documents will be utilised in the SA in an informative capacity and in the form of recommendations.</p> <p>Ensure the SA has objectives and indicators relating to resource use efficiency.</p>

Plan/Programme/Strategy	Date	Relevance	Key objectives relevant to Local Plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
			<p>needs and makes an appropriate contribution towards wider specialist waste needs;</p> <ul style="list-style-type: none"> <li>• Support initiatives that help to reduce the amounts of waste produced</li> <li>• Drive waste up the Waste hierarchy</li> <li>• Manage waste as close as possible to where it arises</li> <li>• Generally provide a broad distribution of facilities</li> <li>• Recognise that some types of waste management facility will need to serve a wider area due to economics.</li> <li>• Recognise that waste management is an integral part of community infrastructure</li> <li>• In some cases seeking to reduce the amount of waste coming into the relevant authority area to be landfilled</li> <li>• Avoid the loss of green field land and do not cause unnecessary harm to the natural and built environment.</li> <li>• Promote sustainable waste practice in construction and demolition work including minimising waste, managing waste on site, recycling construction waste as aggregate,</li> <li>• Facilitate the recovery of resources from waste and take advantage of opportunities for the use of combined heat and power.</li> <li>• Achieve satisfactory restoration of landfill sites and other temporary waste management sites when they are no longer required</li> </ul>		

## Local

All local documents are treated as directly relevant to the Local Plan Review and sustainability appraisal.

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
West Berkshire Council Core Strategy 2006 - 2026	2012	<p>Sets out the long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The Core Strategy aims to make the different settlements within West Berkshire even more attractive places within which to live, work and enjoy leisure time. The Core Strategy sets out the overall framework for the more detailed policies and site specific proposals to be contained in other documents of the Local Plan.</p> <ol style="list-style-type: none"> <li>1. Tackling Climate Change - To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change</li> <li>2. Housing Growth - To deliver at least 10,500 homes across West Berkshire 2006–2026.</li> </ol>	The Core Strategy provides an overall framework for the more detailed policies and site specific proposals to be contained in other documents of the current Local Plan. It is a foundation document for the Local Plan Review and essential for context and continuity of spatial planning into the future.	The current Core Strategy has been and will continue to be used and reviewed to inform the SA process and ensure consistency and continuity where appropriate.

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
		<p>These homes will be delivered in an effective and timely manner, will maximise the use of suitable Brownfield land and access to facilities and services and will be developed at densities within make the most efficient use of land whilst responding to the existing build environment.</p> <p>3. Housing Needs - To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the district. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District.</p> <p>4. Economy - To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries.</p> <p>5. Infrastructure Requirements – To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and coordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.</p> <p>6. Green Infrastructure - To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.</p> <p>7. Transport - To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritise walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network.</p> <p>8. Retail – To achieve growth in retail activity and consequently increase the vitality and vibrancy of town centres in West Berkshire. To meet the range of shopping needs for residents and visitors largely through completion of the Parkway development and through the regeneration of Thatcham town centre. To provide for local shopping need in town, district and local centres to serve the needs of existing and future residents.</p> <p>9. Heritage - To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in West Berkshire's Towns, villages and countryside.</p>		
West Berkshire Housing Site Allocations Development Plan Document (HSADPD)	2017	<p>The allocation of non-strategic housing sites across the District in accordance with the spatial strategy of the Core Strategy.</p> <ul style="list-style-type: none"> <li>• To implement the remainder of the housing requirement identified in the Core Strategy and boost the supply of housing significantly in the short and medium term.</li> <li>• To allocate sites for Gypsies, Travellers and Travelling Show people,</li> <li>• To update parking standards,</li> <li>• To set out policies to guide housing development in the countryside.</li> </ul>	The HSADPD runs until 2026 and its objectives and targets will be incorporated into the new local plan which will extend the timeframe for housing allocation to 2036.	This document will be utilised in the SA in an informative capacity and in the form of recommendations.
Stratfield Mortimer Neighbourhood	2017	Through the plan the community is exercising its right to shape development in their area, where it will go and what it will look like, in accordance with national and local policy.	The NDP policies and objectives must be taken into account in	This document will be utilised in the SA in an informative capacity

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
Development Plan (NDP)		<ol style="list-style-type: none"> <li>1. To provide new residential developments that will retain the existing compact nature of the village and minimise expansion of the existing Settlement Boundary. 110 new homes and policy compliant windfall sites.</li> <li>2. To provide a mix of types of homes and tenure focussing on starter homes and down-sizing homes in a pattern of housing that maintains the nature of the village and the immediate surrounding area.</li> <li>3. All new developments will have design solutions that reflect and enhance the rural character of Mortimer in their scale, siting, features, layout, materials, landscaping and design details as expressed by the community.</li> <li>4. To set out the principles and criteria to be used to prepare the design of The Site [for 110 dwellings] so as to ensure the development conforms to the requirements of this plan and the expressed views of the community with regard to development.</li> <li>5. To have a thriving parish economy and village centre of local retail outlets, small businesses, services (e.g. pubs, cafes) and social amenities providing local employment opportunities.</li> <li>6. To provide the infrastructure services and amenities required in a modern rural parish and to ensure that any new development has good and sustainable water and waste water services.</li> <li>7. To maintain and where possible enhance the quality and diversity of the natural environment of the parish.</li> <li>8. To maintain and, where possible, improve green spaces and green routes.</li> <li>9. To develop the heritage of the parish and provide an added amenity for the community.</li> </ol>	the formulation of the New Local Plan.	and in the form of recommendations.
West Berkshire Vision 2036		Across five key areas, West Berkshire will deliver: I A West Berkshire where everybody has what they need to fulfil their potential I A West Berkshire with a housing mix with something for everyone I A West Berkshire that welcomes business, enterprise and industry into a productive, growing and dynamic local economy I A West Berkshire where the health and wellbeing of residents of all ages and backgrounds is good I A West Berkshire with beautiful, historic and diverse landscapes and a strong cultural offering	Ensure the local plan review works towards the achieving the goals of the vision.	Ensure the SA tests the local plan review policies against the five main areas for delivery of the vision.
West Berkshire Environment Strategy 2020-2040	2020	This strategy sets out a Vision for the local environment in which we would like our communities to live by 2030. We have linked this to the needs for a strong local economy supported by responsible growth, and for our local population to be healthy and have a positive sense of wellbeing. Produced following declaration of a Climate Emergency in July 2019 and committing to the creation of a strategic plan to work towards carbon neutrality in the district by 2030 with the Aim of reducing annual total emissions to less than 350 kilotons by 2030 (Based on emission estimates within the scope of influence of Local Authorities).	Ensure that the policies reflect the vision and objectives of the Strategy.	Ensure the scope of the SA includes the ambitions of the Strategy and that Local Plan policies collectively enable the delivery of carbon neutrality.
West Berkshire Council Local Transport Plan (2011 – 2026)	2011	Sets out the Council's transport policy framework. West Berkshire's vision for transport is "to develop effective transport solutions for all by increasing choice and minimising congestion". This means delivering a transport system which supports the economic vitality of West Berkshire, as well as providing choice and opportunities for residents to be able to access the services they need in a sustainable way where possible that minimises harm to the	Ensure that the policies reflect the vision and objectives of the Plan. West Berkshire is geographically diverse with a mix of rural and urban areas, each with its own set of issues	Ensure the SA includes objectives and indicators for the promotion of all forms of safe and sustainable travel.

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
		<p>environment. For transport solutions to be effective, transport networks need to be managed in a way which promotes safety and minimises the existence and impacts of congestion.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>• To improve travel choice and encourage sustainable travel</li> <li>• To support the economy and quality of life by minimising congestion and improving reliability on West Berkshire's transport networks;</li> <li>• To maintain, make best use of and improve West Berkshire's transport networks for all modes of travel;</li> <li>• To improve access to services and facilities;</li> <li>• To improve and promote opportunities for healthy and safe travel;</li> <li>• To minimise energy consumption and the impact of all forms of travel on the environment.</li> </ul> <p>Delivery of these objectives include cross boundary and partnership working with neighbouring local highway authorities.</p>	and opportunities.	
Local Transport Plan for West Berkshire 2011 – 2026 – Active Travel Strategy	2011	<p>This Strategy aims to increase the number of people who take part in Active Travel. Active Travel is the term given to any mode of travel which involves a degree of physical activity. This includes Walking and Cycling, and in West Berkshire Equestrian activities.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>• Promote better public health and well-being by increasing levels of physical activity, particularly among the most inactive people in our society</li> <li>• Increase accessibility and reduce congestion</li> <li>• Improve air quality and reduce carbon emissions.</li> </ul>	The New Local Plan should provide opportunities for walking and cycling paths as well as bridleways which can contribute to the objectives of this Strategy. It should be ensured that the New Local Plan has regard to the vision and objectives of this Strategy.	Ensure the SA includes objectives that promotes health and wellbeing alongside providing opportunities for alternative modes of travel.
Replacement Minerals Local Plan for Berkshire 1995 (Incorporating Alterations adopted 1997 and May 2001)	1995	<p>This is the current Berkshire wide policy document to provide a basis on which to make recommendations and decisions on planning applications to extract minerals in the County.</p> <p>It will be replaced by the Minerals and Waste Local Plan below, upon adoption.</p> <p>The main issues addressed in the plan are:-</p> <ul style="list-style-type: none"> <li>• How much mineral should be dug in Berkshire?</li> <li>• Where extraction should be allowed?</li> <li>• Where extraction should not be allowed?</li> <li>• What should be the objectives for the restoration of future mineral workings?</li> <li>• How can we ensure that mineral working is carried out in the least damaging way?</li> <li>• How can mineral working be used to secure long term environmental and other public benefits?</li> <li>• How much mineral may have to be brought into Berkshire from elsewhere?</li> <li>• Where depots might be located to allow minerals to be brought in by rail?</li> </ul>	This is the current policy used at a local level to make recommendations and decisions on planning applications to extract minerals in West Berkshire.	This document will be useful for the SA in a contextual and informative capacity.
Minerals and		The following draft objectives have been suggested:	Following adoption the policy	Ensure the SA includes objectives

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Waste Local Plan (in preparation)		<ul style="list-style-type: none"> <li>• Minerals Objective A - To encourage the most appropriate use of all mineral resources and the re-use of recycled minerals and secondary aggregates, having regard to the need to ensure that there is a sufficient supply, whilst maintaining the long term conservation of primary aggregates;</li> <li>• Minerals Objective B - To attain the principles of sustainable development set out in the NPPF by taking into consideration the demand for all mineral resources and the need to protect and seek to improve the quality of life of residents, the quality and diversity of areas of nature conservation interest, historic and heritage assets, water environment and landscape character;</li> <li>• Minerals Objective C - Where practicable to locate minerals development in appropriate locations in order that the potential negative impact from flooding is minimised;</li> <li>• Minerals Objective D - To maintain a stock of permitted reserves (a land bank) for aggregate minerals, in accordance with current Government advice to ensure an adequate and steady supply of minerals from outside the North Wessex Downs Area of Outstanding Natural Beauty, Scheduled Monuments, Special Areas of Conservation, Registered Historic Parks and Gardens, Battlefields and Conservation Areas.</li> <li>• Minerals Objective E - To identify Preferred Areas for future mineral extraction which will provide for the continued extraction of minerals, having regard to the need to avoid demonstrable harm to interests of acknowledged importance;</li> <li>• Minerals Objective F - To prevent the unnecessary sterilisation of proven mineral resources by other forms of development and to safeguard existing and planned rail head sites together with existing and planned concrete batching facilities, coated road stone manufacturing facilities and sites that handle, process and distribute recycled and secondary aggregates ;</li> <li>• Minerals Objective G - To provide for the recovery and reuse of aggregate from construction and demolition waste in order to reduce the requirement for new primary resources to a minimum; and</li> <li>• Minerals Objective H - To ensure that mineral sites are progressively restored to a high standard, beneficial and viable after-use.</li> <li>• Waste Objective I - To seek to prevent the generation of waste arisings at source, and to support and encourage initiatives designed to achieve this;</li> <li>• Waste Objective J - To increase the overall waste management in West Berkshire in line with the Waste Hierarchy through the provision of capacity for the re-use of waste materials, the preparation for the reuse of materials, the recycling of waste and the recovery of materials that cannot be recycled and to minimise the quantities of residual waste needing final disposal while recognising that this will continue to be required;</li> <li>• Waste Objective K - To provide a flexible approach to the delivery of waste management facilities of appropriate capacity and type to achieve net self-sufficiency within West Berkshire area</li> <li>• Waste Objective L - To enable the delivery of the West Berkshire Waste Management strategy and increase the proportion of waste managed further up the waste hierarchy;</li> <li>• Waste Objective M - To locate waste management facilities so that wherever possible they minimise the distances that waste is transported for management and disposal, and to minimise adverse traffic effects of waste management development;</li> <li>• Waste Objective N - To safeguard existing waste management facilities, which are appropriately located, from competing forms of development that might otherwise constrain</li> </ul>	<p>can be used at a local level to make recommendations and decisions on planning applications to extract minerals in West Berkshire. Therefore this document will be useful for the SA in a contextual and informative capacity.</p>	<p>to reduce the consumption of waste and manage their use efficiently.</p>

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
		their continued operation or lead to their loss; Waste Objective O - To ensure appropriate protection of the quality of life of those who live and work in West Berkshire from the adverse effects of waste management related development; • Waste Objective P - To ensure appropriate protection of the natural and cultural heritage in West Berkshire from the adverse effects of waste management related development in accordance with the NPPF; • Waste Objective Q - Where practicable to locate waste development in appropriate locations in order that the potential negative impact from flooding is minimised.		
Waste Local Plan for Berkshire 1998	1998	This is the current Berkshire wide policy document to provide a basis on which to make recommendations and decisions on planning applications for waste development in the County.  It will be replaced by the Minerals and Waste Local Plan above, upon adoption.  Objectives: • To provide a framework within which the public, businesses and waste industry of Berkshire can contribute towards a sustainable strategy for dealing with waste; • To reduce the amount of waste requiring disposal (by reducing the amount of waste we produce and re-using and recycling as much as possible); and • To ensure that the handling, treatment and disposal of the remaining waste is carried out with the minimum effect upon the environment	This is the current policy used at a local level to make recommendations and decisions on planning applications for waste development in West Berkshire. Therefore this document will be useful for the SA in a contextual and informative capacity.	Ensure the SA includes objectives to reduce the consumption of waste and manage their use efficiently.
Waste Management Strategy (recycling) 2002 - 2022	2002	The strategy supports one of West Berkshire Council's Strategic Priorities to Improve Environmental Resource Management by maximising recycling and composting, limiting the amount of waste confined to landfill. In addition it supports the aims of the Community Plan, in particular the need for sustainable development and the protection of the environment.  Strategic Waste Management Policies & Objectives are: 1. Waste Education and Awareness to encourage fuller understanding and practices. 2. Stakeholder Consultation to ensure all opinions are fully considered 3. Waste Minimisation and Reuse to reduce consumption and prevent waste production. 4. Recycling and composting promoting new facilities for waste transfer, recycling and compost. 5. Waste Management through more progressive practices. 6. Waste Recovery	The aims and objectives of the Strategy can inform the Sustainability Appraisal process and ensure the New Local Plan policies support development in sustainable locations and protect the environment.	Ensure the SA includes objectives to reduce the consumption of waste and manage their use efficiently.
Contaminated Land Strategy	2014	The purpose of the strategy remain unchanged from previous strategies, that is to <ul style="list-style-type: none"> <li>• To meet the requirement to produce and revise a written strategy</li> <li>• To demonstrate how the Council will meet the requirements of the Part IIA of the Environmental Protection Act 1990</li> </ul>	The aims and objectives of the Strategy can inform the Sustainability Appraisal process using register and lists of actual	Ensure the SA includes objectives and selection criteria to avoid contaminated land or mitigate effects to acceptable levels.

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
		<p>The overall aims are:</p> <ul style="list-style-type: none"> <li>• To identify 'sites of potential concern' within West Berkshire;</li> <li>• To determine the risks posed by the sites;</li> <li>• To prioritise these sites for further action.</li> </ul> <p>The objectives of the revised strategy are:</p> <ul style="list-style-type: none"> <li>• Continue with the identification of contaminated land sites in a rational, ordered and efficient manner;</li> <li>• Be proportionate to the seriousness of any actual or potential risk;</li> <li>• Seek to ensure that the most pressing and serious problems are dealt with first;</li> <li>• To ensure that resources are concentrated on investigating in areas where the authority is most likely to identify contaminated land;</li> <li>• To ensure that Council efficiently identifies requirements for the detailed inspection of particular areas of land.</li> </ul>	<p>and potentially contaminated land to ensure the Local Plan Review policies support development in sustainable locations and protect human health and the environment</p>	
Local Flood Risk Management Strategy 2013 - 2017	2013	<p>The aim of the Local Flood Risk Management Strategy (LFRMS) is to explain how West Berkshire Council will engage in the management of flood risk from surface water, groundwater and ordinary watercourses within its administrative area, now and in the future.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>• To provide a clear explanation of the roles and responsibilities of organisations in the management of Flood Risk and how we will work together to manage this risk;</li> <li>• To develop a clear understanding of flood risk within West Berkshire and increase public awareness;</li> <li>• To develop plans to reduce existing flood risk taking account of people, communities and the environment;</li> <li>• To identify measures to reduce flood risk;</li> <li>• To ensure that planning decisions take full account of flood risk;</li> <li>• To ensure that emergency plans are effective and that individuals and communities understand the risks along with their role in an emergency.</li> </ul>	<p>The LFRMS provides details on the management of flood risk and the various action plans that must be considered by the Sustainability Appraisal and in formulating policies for the New Local Plan.</p>	<p>Ensure the SA includes objectives to minimise and manage flood risk.</p>
Strategic Flood Risk Assessment 2008 (including 2015 update)	2008 & 2015	<p>The SFRA provides a high level overview of flood risk across West Berkshire from local sources of flooding. Including surface water, groundwater, ordinary watercourses and canals. It also considers flooding from main rivers because of the interaction between main rivers and local sources of flooding.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>• Describes arrangements for partnerships and collaboration for the ongoing assessment of flood risk, data collection and means of public engagement.</li> <li>• Assesses historic flood events within West Berkshire from local sources and the consequences of these events.</li> </ul>	<p>The SRFA provides details on areas susceptible to flooding and the various action plans and schemes that must be considered by the Sustainability Appraisal and in formulating policies for the New Local Plan.</p>	<p>A new SFRA is being produced and its aims and objectives will be used to inform the SA objectives and essentially the SA itself, for the protection of land and property from flood.</p>

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
		<ul style="list-style-type: none"> <li>Assesses the potential harmful consequences of future flood events within West Berkshire.</li> <li>Reviews the Flood Risk Areas and current remedial plans and schemes.</li> </ul>		
West Berkshire Council Strategy 2019 – 23 (Building on our Strengths)	2019	<p>The strategy builds on the Council's vision.</p> <p>The strategy sets out six priority areas for improvement which are underpinned by a set of universal principles to guide how the council are responding to the changes in policy, financial and legislative landscape. The six priority areas for improvement are:</p> <ul style="list-style-type: none"> <li>Maintain a Green District;</li> <li>Ensure sustainable services through innovation and partnerships;</li> <li>Ensure our vulnerable children and adults achieve better outcomes;</li> <li>Support everyone to reach their full potential;</li> <li>Support businesses to start, develop and thrive in West Berkshire</li> <li>Develop local infrastructure, including housing to support and grow the local economy</li> </ul>	The Council Strategy sets out the Council's priorities for the next four years. Therefore, from a sustainability perspective it is essential that the Local Plan Review concurs with the Council Strategy.	
Economic Development Strategy 2019 - 2036 (draft in preparation)	2019	<p>Its purpose is to provide an overarching vision and framework for supporting and retaining a resilient local economy and to plan economic development work in West Berkshire for the medium term (2019-2036) and beyond.</p> <p>Focuses on four major areas in line with the aims of the Berkshire Local Industrial Strategy:</p> <p>People - Good jobs and greater earning power for all in West Berkshire by ensuring that West Berkshire's people are skilled and have what they need to fulfil their potential.</p> <p>Places - Creating prosperous communities across West Berkshire by focussing on how we can create or maintain great places to live and in which to do business</p> <p>Infrastructure - Future-proofing West Berkshire's infrastructure by ensuring that the infrastructure we have is fit for the future.</p> <p>Business Environment - Making West Berkshire the best place to start and grow a business by focussing on what West Berkshire Council will do to attract and retain businesses, by supporting them at every stage</p>	Achieving the economic objectives will require the New Local Plan to have regard to the infrastructure needs of housing, the right mix of sites and premises, a reliable transport network, superfast broadband, utilities, the necessary educational facilities. This will need to be balanced against other sustainability criteria to ensure high quality developments in sustainable locations.	
Statement of Community Involvement	2006 & 2014	The Statement of Community Involvement (SCI) for West Berkshire clearly sets out our policy for involving the community in the preparation and revision of planning policy documents and in the consideration of planning applications within the District.	The New Local Plan will be prepared in line with the requirements of the SCI. This	All aspects of the SA will be subject to consultation and all response will be used to inform

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(2006)		<p>Objectives:</p> <ul style="list-style-type: none"> <li>• Build on what has worked successfully in West Berkshire in meeting the needs of local communities, whilst looking forward to new ways of involving local people, particularly those seen as hard to engage.</li> <li>• Learn from the experience of others in achieving community involvement, but ensuring that the local circumstances of West Berkshire remain our primary concern.</li> <li>• Work with existing groups or partners within the community, particularly the voluntary sector, to maximise potential and add value where we can.</li> </ul>	will help to bring to light relevant sustainability issues.	and refine the SA. It will be iterative as the Local Plan emerges to ensure continual inclusiveness.
Sustainable Community Strategy – A Breath of Fresh Air 2008 (incorporating refresh 2009)	2008/9	<p>Sets out a clear vision and direction for West Berkshire over the 20 years from 2008, which will focus on improving the social, economic and environmental wellbeing of the District in partnership with key local stakeholders. 'A Breath of Fresh Air' provides an overarching strategy for improving local quality of life in West Berkshire.</p> <p>The Plan is based on five key themes which reflect the principles of protecting what are seen to be strengths of the District whilst recognising that there are areas where improvements are needed. Each of the five following themes have priority outcomes identified for improvement. The themes are:</p> <ul style="list-style-type: none"> <li>• Prosperous</li> <li>• Accessible</li> <li>• Greener</li> <li>• Safer</li> <li>• Stronger</li> </ul>	The New Local Plan which will need to reflect the emerging key themes and their priority outcomes identified within the Community Plan.	This document will be utilised in the SA in an informative capacity and in the form of recommendations.
Joint Health and Wellbeing Strategy 2017 – 2020	2017	<p>To create stronger, resilient communities with the overarching aims of increasing healthy life expectancy and decreasing health inequalities, focussing on vulnerable groups and deprived communities.</p> <p>Four themes underpin the Health and Wellbeing Strategy priorities:-</p> <ol style="list-style-type: none"> <li>1. Integrate care;</li> <li>2. Prevention</li> <li>3. Building Community Resilience</li> <li>4. Tackling inequalities in health</li> </ol> <p>Objectives for 2017 -2020 are:-</p> <ol style="list-style-type: none"> <li>a) Give every child the best start in life</li> <li>b) Support mental health and wellbeing throughout life</li> <li>c) Reduce premature mortality by helping people lead healthier lives</li> <li>d) Build thriving and sustainable environment in which communities can flourish</li> <li>e) Help older people maintain a healthy, independent life for as long as possible</li> </ol>	The New Local Plan will need to reflect the priorities of this Strategy	The themes and objectives laid out in this Strategy will inform the Sustainability Appraisal framework to ensure potential development can maximise opportunities for supporting a more resilient community.
School Improvement	2015	Aims to ensure that all schools in West Berkshire are at least 'good' and all children make maximum progress, achieving their potential.	The New Local Plan will need to reflect the priorities of this	The themes and aims laid out in this Strategy will inform the

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
Strategy 2015 - 2017		No stated objectives for development requirements beyond educational standards and teacher retention, for example.	Strategy	Sustainability Appraisal framework to ensure potential development can maximise opportunities for supporting educational attainment.
The West Berkshire Safer Communities Partnership Plan 2008-2011	2008	<p>The Partnership Plan sets out the targets of the Safer Communities Partnership, whose role is to work together with the community to help reduce crime and anti-social behaviour. The Partnership's Vision is 'working to create a safer West Berkshire'.</p> <p>The document includes specific objectives and targets that the Partnership will be concentrating on. The six strategic priorities are:</p> <ul style="list-style-type: none"> <li>• Improve the effectiveness in the way in which anti-social behaviour is dealt with in West Berkshire</li> <li>• Reduce the risk factors for vulnerable young people and families of offending and anti-social behaviour</li> <li>• Reduce re-offending through more effective offender management</li> <li>• Reduce alcohol-related crime and disorder</li> <li>• Reduce incidents of domestic abuse</li> <li>• Respond to local concerns of crime and disorder in West Berkshire.</li> </ul>	The New Local Plan will need to reflect the priorities of this Strategy	Ensure the SA includes objectives to reduce levels of crime and anti-social behaviour.
West Berkshire Council's Corporate Equality Policy 2012	2012	<p>West Berkshire Council thinks that everyone deserves to live in a community where people get along with each other, where no-one feels excluded and where everyone has a chance to play a full part in local life.</p> <p>A set of Equality Objectives and Activities set out the areas of the Councils work where it is focussing efforts to achieve equality and value diversity in West Berkshire.</p>	The New Local Plan will need to reflect the priorities and agenda of this Policy.	Ensure the SA includes objectives that enable improvements in health, wellbeing and reducing inequalities.
Housing Strategy 2010-2015	2010	<p>The Housing Strategy has been produced to make sure West Berkshire Council provides the right housing services to meet local needs and priorities.</p> <p>The actions identified in the strategy reflect and contribute towards achieving the housing vision. Priority will be given to activities that contribute to:</p> <ul style="list-style-type: none"> <li>• The prevention of homelessness by early and proactive intervention</li> <li>• Provision of new affordable housing to meet urgent and immediate identified needs</li> <li>• Green and sustainable activities that reduce fuel poverty and minimise domestic CO2 emissions</li> <li>• Meeting the needs of our rural communities</li> <li>• Partnership working to make sure we work efficiently and in a joined-up way with our partners</li> <li>• Performance management to monitor, review and improve our delivery of the action plan.</li> </ul>	The New Local Plan will need to reflect the priorities of this strategy.	Ensure the SA includes objectives to enable the provision of housing for all parts of the community.
Homelessness Strategy 2013-2018	2013	The Homelessness Strategy for West Berkshire lays out a vision for tackling homelessness over the next 3 years, based on a comprehensive review of the current position and an analysis of future trends.	The need to increase the supply of affordable housing has clear linkages with planning policy and	Ensure the SA includes objectives that enable provision of housing and improvements in health,

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
		<p>There are five main objectives, which are:</p> <ol style="list-style-type: none"> <li>1. Continue to prevent homelessness and sustain tenancies</li> <li>2. Mitigating the negative impacts of the welfare and housing reforms</li> <li>3. Make the best use of the District's housing stock</li> <li>4. Improving the life chances of homeless people</li> <li>5. Proactively work with partners to provide a co-ordinated approach to tackling and preventing homelessness.</li> </ol>	<p>implications for the New Local Plan.</p>	<p>wellbeing and reducing inequalities.</p>
Newbury Vision 2026	2014	<p>This document set out West Berkshire's long-term Vision for Newbury (encompassing a wider area than the immediate town centre) and the role that it has to play in supporting the surrounding villages and rural area for the period up to 2026. The Vision considered the town centre in terms of four major quarters; Urban Village Quarter, Cultural quarter, Primary Retail Quarter &amp; Mixed Use Quarter. The identification of these quarters was against clearly defined individual town centre projects and development opportunities such as the Parkway and Market Street redevelopments.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>• Character - to build on Newbury's unique historic character and identity.</li> <li>• Quality of our public spaces - to create a centre with attractive and successful outdoor areas.</li> <li>• Ease of movement - a place that is easy to get to and move around.</li> <li>• Diversity - a place with variety and choice.</li> <li>• Legibility - a place that has a clear image and is easy to understand.</li> <li>• Adaptability - a place that can change easily.</li> <li>• Continuity and enclosure - a place where public and private spaces are clearly distinguished.</li> </ul>	<p>The Newbury Vision can be used to inform the Sustainability Appraisal in order that the New Local Plan considers the Vision and opportunities in the emerging policies through to adoption.</p>	<p>The Newbury Vision can be used in the Sustainability Appraisal in an informative capacity and in the form of recommendations.</p>
Newbury Town Plan 2019 - 2036	In Preparation for mid-2018 publication.	<p>The purpose of the Town Plan is:-</p> <ul style="list-style-type: none"> <li>• To set a direction for Newbury for the next 20 years.</li> <li>• To plan constructively, building on Newbury's strengths.</li> <li>• To influence and inform the West Berkshire Council Local Plan 2019-36.</li> <li>• To replace and update Area Delivery Plan Policy 2 in the present Core Strategy.</li> </ul> <p>Six main themes have been identified:-</p> <ol style="list-style-type: none"> <li>1. A Vibrant Newbury</li> <li>2. Attract New and Expanding Businesses to Newbury</li> <li>3. Possible New Markets</li> <li>4. Encourage the 20-35 Age Group to Remain in Newbury</li> <li>5. A Sustainable Newbury</li> <li>6. A 'balanced' Planning Policy</li> </ol>	<p>As the main town in West Berkshire the Town Plan will help inform spatial planning policy for the town and other urban areas.</p>	<p>The Newbury Town Plan themes can be used in the Sustainability Appraisal in an informative capacity and in the form of recommendations.</p>
Kennet and Thames Vision	2006	<p>The 'Vision for Kennet and Thames' sets out West Berkshire Council's long-term Vision for the Kennet and Thames area and the role the Council and Members play in supporting the</p>	<p>The Kennet and Thames Vision can be used to inform the</p>	<p>The Kennet and Thames Vision themes can be used in the</p>

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
		<p>development of the area and its residents. The 'Kennet and Thames' is the eastern area of the district of West Berkshire. It is primarily the suburban areas although includes some more rural areas on the urban fringe.</p> <p>Three main themes have been identified as the focus for this Vision :-</p> <ul style="list-style-type: none"> <li>• Enhancing Community Facilities</li> <li>• Improving Transportation and</li> <li>• Housing and Social Care.</li> </ul>	<p>Sustainability Appraisal in order that the New Local Plan considers the Vision and opportunities in the emerging policies through to adoption.</p>	<p>Sustainability Appraisal in an informative capacity and in the form of recommendations.</p>
<p>North Wessex Downs AONB Management Plan</p>	<p>2019 - 2024</p>	<p>The North Wessex Downs AONB Management Plan presents an agreed agenda for AONB partners. It sets out the objectives and policies for the 5 years to 2024 applicable to conserve and enhance this nationally important landscape for its communities.</p> <p>The Plan also contains priorities that the North Wessex Downs team intends to lead or carry out with others.</p> <p>The Plan sets out key themes and objectives and policies for:-</p> <ol style="list-style-type: none"> <li>1. Landscape</li> <li>2. Rural Land Management</li> <li>3. Biodiversity</li> <li>4. Historic Environment</li> <li>5. Natural Resources</li> <li>6. Development</li> <li>7. Communities</li> <li>8. Tourism, Leisure and Access</li> </ol> <p>74% of West Berkshire is located within the AONB.</p>	<p>Ensure that policies have regard to the issues and objectives set out in the Management Plan.</p>	<p>Ensure the SA includes objectives for the protection of the landscape qualities of the AONB.</p>
<p>Berkshire Local Nature Partnership – Guiding Principles for Local Plan Documents</p>		<p>Guiding principles have been produced to encourage cross boundary working in the making of policy and decision making.</p> <ol style="list-style-type: none"> <li>1. Consider the value of the natural environment and the range of services and benefits it is providing;</li> <li>2. Ensure decisions are based on the best available ecological information and data;</li> <li>3. Protect and enhance existing natural assets;</li> <li>4. Seek opportunities to improve natural connectivity;</li> <li>5. Ensure there is adequate access to quality green-space;</li> <li>6. Identify where nature can be incorporated into other infrastructure designs;</li> <li>7. Secure adequate long term management of new and existing natural infrastructure</li> </ol>	<p>The guidance can be used to inform the Sustainability Appraisal of the options for the New Local Plan and help policy consistency across Berkshire.</p>	<p>Ensure SA objectives include objectives for the protection and enhancement of biodiversity.</p>
<p>Historic Environment</p>	<p>2008</p>	<p>The West Berkshire Historic Environment Character Zoning (HECZ) project set out to study and map the district according to its man-made character. The aim was to provide a more</p>	<p>Development planning can have a negative or positive impact on</p>	<p>Ensure SA objectives include objectives for the protection and</p>

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
Character Zoning		<p>comprehensive account of the historic environment resource, so that the valuable and non-renewable archaeological and historic features can be better understood and better cared for into the future.</p> <p>The project was carried out because our knowledge of West Berkshire's historic environment was incomplete and in some cases outdated, and that this lack of understanding of the resource posed a threat to its appreciation and sympathetic management. Although the Historic Landscape Characterisation (HLC) project had provided district-wide information on past and present land use, it was not part of its scope to consider archaeology. The HECZ work addressed this by carrying out a critical assessment of the Historic Environment Record, examining the archaeological data and analysing it against information on relief, drainage, geology, soils and patterns in HLC. The result of this process was the division of the district into 20 Historic Environment Character Areas (HECAs), which were further subdivided into 91 Historic Environment Character Zones (HECZs).</p>	the historic environment. The HECZ will be a valuable resource during preparation of the New Local Plan in terms of minimising the detrimental impacts on the valued historical characteristics of West Berkshire.	preservation of the historic environment.
Historic Environment Action Plan	2011	<p>A Historic Environment Action Plan (HEAP) has been drawn up for all those interested in the man-made heritage of West Berkshire.</p> <p>The Plan seeks to highlight what is special and important about the local historic environment, to examine what the key challenges are, to explore what opportunities might exist in the coming years and to establish what the priorities for action should be. The HEAP is for all those interested in the historic environment of West Berkshire.</p> <p>The West Berkshire Heritage Forum are working on a refresh of the HEAP 2011.</p>	Development planning can have a negative or positive impact on the historic environment. The HEAP will be a valuable resource during preparation of the New Local Plan in terms of minimising the detrimental impacts on the valued historical characteristics of West Berkshire.	Ensure SA objectives include objectives for the protection and preservation of the historic environment.
Renewable Energy Strategy for West Berkshire	2014	<p>The strategy is set out in order to help shape the future development of renewable energy in West Berkshire and focuses mainly on renewable electricity and heat.</p> <p>Identifies what immediate potential exists to harness local renewable energy resources in WB and so to continue the move towards a more sustainable way of living and working for local people providing greater security of supply, affordability and lower emissions.</p> <p>The key objective of this strategy is to illustrate how West Berkshire can move towards a more sustainable (low carbon) and energy secure future.</p> <p>West Berkshire might expect to be able to achieve a renewable energy target of between 6 and 11% (based on primary energy needs so heat, power and transport) depending upon the level of positive support of new technology introduction.</p>	The policies within the New Local Plan must be sufficiently robust to deliver the necessary change to encourage the greater deployment of renewable energy technology taking account of major challenges such as 74% of West Berkshire being in an AONB. The strategy should be considered alongside other reviews being carried out on waste, carbon, food and travel as part of an overall climate change strategy.	Ensure the SA includes objectives supporting the use of renewable energy and the reduction in consumption.
AWE Radiation Emergency Preparedness & Public Information		The Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPPIR) aims to protect members of the public from a radiation emergency that could arise from work with ionising radiation. The regulations establish a framework of emergency preparedness measures to ensure that members of the public are properly	In West Berkshire Council area there are two sites which need to comply with the above legislation. These two sites are	Ensure that the SA has regard to the land use planning consultation zones.

Plan/Programme / Strategy	Date	Key objectives relevant to Local Plan and SA	Implications for the West Berkshire Local Plan Review	Implications for Sustainability Appraisal
Regulations		informed and prepared, in advance, about what to do in the unlikely event of a radiation emergency occurring, and provided with information if a radiation emergency actually occurs. REPPIR adopt many of the emergency planning principles of the Control of Major Accident Hazards Regulations 1999 (COMAH) and formalise into regulations previous emergency planning arrangements with local authorities that have been in place around nuclear licensed premises for many years.	both run by Atomic Weapons Establishment who have sites, both based in West Berkshire: AWE Aldermaston and AWE Burghfield.	

### Summary of Key Emerging Local Level Objectives:

Level/Topic	Relevant Objectives (amalgamated from Review of National Policy)
<b>Local</b>	
<b>Landscape, Townscape and Cultural Heritage</b>	<p>Conserve and enhance landscape character and diversity, remoteness, tranquillity, biodiversity, preserve the historic environment including battlefields and sites of historic significance, protect and improve the urban environment, raise the profile of West Berkshire's unique and innovative cultural benefits</p> <p>Identify an appropriate balance between recreation and nature conservation and improve access to the countryside</p> <p>Ensure appropriate level/distribution of open space and recreational facilities to meet local needs, enhance open space within the defined settlements</p> <p>Protect the best and most versatile land, avoid fragmentation, support some farm diversification and agricultural development</p>
<b>Biodiversity and Green Infrastructure</b>	<p>Conserve and enhance wildlife habitats and species.</p> <p>Protect, restore and manage grazing heathland- Greenham and Crookham Commons</p> <p>Ensure a network of green infrastructure is provided and 'blue' (rivers and watercourses) infrastructure is maintained and enhanced.</p>
<b>Climate Change and Resource efficiency</b>	<p>Sustain natural resources, promote low carbon economy and energy conservation</p> <p>Address issues associated with the availability of water resources and recent low flows, promote water conservation</p> <p>Increase the amount of waste to be recycled</p> <p>Make maximum use of previously developed land</p>
<b>Communities and Well Being</b>	<p>Develop appropriate skills for the future</p> <p>Reduce the risk factors for vulnerable young people and families of offending and anti-social behaviour.</p> <p>Reducing crime and anti-social behaviour.</p> <p>To achieve greater social inclusion and to tackle all forms of social exclusion</p> <p>Support vibrant communities</p> <p>To improve educational standards</p> <p>Encourage sustainable travel</p> <p>To address the needs of all disadvantaged and excluded groups particularly focusing on older people, put in place preventative measures for vulnerable children and young people</p> <p>Plan for the delivery of dwellings of a variety of types in a variety of locations to meet identified housing needs. Locate housing to have regard to sustainable development, provide affordable housing to meet local needs, and ensure the creation of quality housing schemes which maintain and enhance the character and appearance of the area in which they are located.</p>
<b>Economy and Infrastructure</b>	<p>Direct development to most sustainable locations</p> <p>Enable some limited development to take place in rural areas</p> <p>To improve road safety, accessibility, buses and community safety, in addition to prioritising areas relating to congestion, air quality, safer roads and accessibility</p>

## **Appendix 4 Detailed Sustainability Appraisal of Draft Policies**

## SP1: Spatial Strategy

**Options:** The revised spatial strategy needs to set out the approach for the next 15 years from plan adoption and proposes three spatial areas with a higher proportion of development proposed within the Newbury and Thatcham area than in the current Core Strategy. The proposed revised policy also includes guidance on density which is more detailed than that currently contained within CS4.

The alternative option assessed is to continue the distribution set out in ADPP1 – 6 of the Core Strategy.

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
SP1 (i)	Revised policy	++		+			+		+		+			0				++		0				+		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		++	++	+	+	+	++	+	0	+	+	++	+	+	0	0	0	++	++	0	0	0	0	0	+	+	++	++	++
SP1 (ii)	Continue current distribution of development (ADPP1 – 6)	+		+			+		+		+			0				+		0				+		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	+	+	+	+	++	+	0	+	+	+	+	+	0	0	0	+	+	0	0	0	0	0	+	+	++	++	++

### Commentary on effect

#### SP1 (i): Revised policy

The revised policy SP1 combines the current ADPP policies, with the exception of that for the North Wessex Downs AONB which is assessed separately. The settlement hierarchy, currently set out in ADPP1, is now proposed to be the subject of a separate policy, SP3, and is also assessed separately. These are essentially changes to enable further detail and clarification of policies.

The revised spatial strategy policy proposes to focus a higher proportion of development within the Newbury and Thatcham area than in the Core Strategy. Other spatial areas are more constrained and therefore not proposed to take strategic scale development. Thatcham was previously allocated only modest development in the Core Strategy and Housing Site Allocations DPD but it is proposed that the town becomes the focus for significant development in the plan period to 2037 with the allocation of a strategic site at North East Thatcham. This focus means the option scores significantly positive on the objective on delivering housing (1). Other significant positive effects are demonstrated for objectives relating to efficiency of land use (7), with greater specification in the policy regarding density, and to supporting a strong, diverse and sustainable economic base (10). A strategy focussed on the existing settlement pattern will support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. Other positive effects relate to the objectives of improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New development in sustainable locations will not only provide much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. Similarly positive effects are assessed for objectives of maximising opportunities for safe and sustainable travel (4), of conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5) and of reducing emissions contributing to climate change (9).

Focus on the more sustainable settlements and on use of previously developed land within settlement boundaries, with limited additional growth proposed in the North Wessex Downs AONB all have positive sustainability effects. No negative effects are identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	An option to focus an increased proportion on development in the Newbury and Thatcham area, where there are significant opportunities for brownfield development and for greenfield urban extensions would have significant sustainability effects with no negative effects identified.		

SP1 (ii): Continue current policy

The ADPP policies in the Core Strategy proposed some 60% of the total requirement for the period 2006 -26 in the Newbury and Thatcham area, with approximately 21% in the Eastern area and East Kennet Valley and 19% in the AONB. The alternative to continue with the current policy therefore assumes this approximate distribution would be carried forward to the plan period to 2037. The appraisal demonstrates generally positive effects on the objective on delivering housing (1,) of improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New development in sustainable locations will not only provide much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. Similarly positive effects are assessed for objectives of maximising opportunities for safe and sustainable travel (4), of conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5) of efficiency of land use (7) and of reducing emissions contributing to climate change (9). There are significant positive effects on the objective of supporting a strong, diverse and sustainable economic base (10). A strategy focussed on the existing settlement pattern will support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. No negative effects are identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	Continuation of the Core Strategy distribution would have mainly positive effects with no negative impacts identified.		

**Summary and conclusion:**

The revised policy essentially continues the strategy set out in the Core Strategy with a focus on the existing settlement pattern and emphasis on the place-based approach of considering development in the different spatial areas of the district, but with an increased focus for development in the Newbury and Thatcham area. The revised policy, with the former Eastern Area and East Kennet Valley combined into a new Eastern Area provides more flexibility in spatial planning terms as the former, significantly smaller and constrained Eastern Area would become more difficult to plan for as a separate area. This subdivision of the District into 3 rather than 4 spatial areas does not, however, have any significant sustainability impacts.

The revised spatial strategy needs to set out the approach for the next 15 years from plan adoption and the most fundamental proposal is to focus a higher proportion of development within the Newbury and Thatcham area. Other spatial areas are more constrained and have more limited potential for development on brownfield land or for significant greenfield urban extensions. Thatcham was previously allocated only modest development in the Core Strategy and Housing Site Allocations DPD but it is proposed that the town becomes the focus for significant development in the plan period to 2037 with the allocation of a strategic site at North East Thatcham. Compared to the option of continuing the current distribution, this has significant positive sustainability effects in enabling provision of a variety of housing tenures and types in a sustainable location and in supporting the viability and vitality of town centres. The relatively modest amount of growth proposed in the AONB also leads to a more positive

effect on the objective of ensuring that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced. The revised policy is the preferred option.

**Avoidance][Mitigation][Offsetting][Enhancement]:** No negative effects requiring mitigation have been identified.

## SP2: North Wessex Downs AONB

		Sustainability Objectives with sub-objectives and Effects																											
Option No.	Option	1		2			3		4		5			6				7		8				9		10			
SP2 (i)	New policy	++		++			+		+		++			+				++		0				++		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c	
		+	+	++	+	++	+	0	0	+	++	++	++	+	0	0	+	+	+	+	0	0	0	0	+	+	+	+	+
SP2 (ii)	No policy	+		+			+		+		+			+				+		0				+		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	0	+	0	+	+	0	0	+	+	+	+	+	0	0	+	+	+	0	0	0	0	+	+	0	+	+	

### Commentary on effect:

#### SP2 (i): New policy

The appraisal affirms the benefits of having a specific policy which conserves and enhances the local distinctiveness of the North Wessex Downs AONB. It highlights particular strength in the policy with regard to the significantly positive contribution it makes towards the provision of housing (1), the health and wellbeing of the new residents (2), protecting landscape character and distinctiveness and providing for wildlife (5), the efficiency of land use (7), responding to climate change (9) and support of a sustainable economic base (10). It is also positive in accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4) and the protection of soil water and air and against noise (6). Its only neutral effect is on the management and use of natural resources (8).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Short to long term
	Cumulative/Compound:	In either significantly positively or positively effecting the majority of the objectives and with no negative effects noted from the appraisal, there is an overall significantly positive effect on the long term conservation and enhancement of the local distinctiveness of the AONB.		

#### SP2 (ii): No policy

A no policy approach would mean relying on national guidance and other Local Plan policies such as LPR1 Spatial Strategy and LPR3 Settlement hierarchy. The appraisal recognises that this would be a positive approach for most of the objectives, with only the efficient use of natural resources (8) being assessed as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local to strategic	Permanent	Short to long term

	Cumulative/Compound:	Together the effects from using national guidance and other Local Plan policies are positive but the lack of specificity places at more at risk the realisation of achieving landscape led development that truly conserves and enhances the local distinctiveness of the AONB.
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**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. Having no policy on the AONB would mean relying on national guidance and other policies in the Local Plan. Whilst the appraisal shows that these would generally have a positive effect, it also shows that they would not provide the significantly positive effects identified by having a specific policy. Including a policy which sets out the Council's overall approach to development in the AONB is the preferred option.

### SP3: Settlement Hierarchy

		Sustainability Objectives with sub-objectives and Effects																											
Option No.	Option	1		2			3		4		5			6				7		8				9		10			
SP3 (i)	Revised policy with greater specification	++		0			++		++		0			0				+		0				0		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	++	+	0	0	++	0	0	++	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+
SP3 (ii)	Continue current policy	+		0			+		+		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	C	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	+	+	0	0	+	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+

**Commentary on effect:**

SP3 (i): Revised policy with greater specification

The appraisal affirms that that the policy would have a significantly positive effect in terms of maximising the provision of housing in the most sustainable locations of the District (1) in terms of ensuring an equitable distribution of housing in the most sustainable locations, including housing for different sectors of the community. The policy would have a significantly positive effect in terms of improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4), by ensuring that development is located within settlements according to the level of services and opportunities for employment, community and education, and the accessibility and frequency of public transport and destination choice. The policy would also have a positive effect in terms of promoting and improving the efficiency of land use (7) in terms of focusing housing and economic development within the urban areas through regeneration and change, as well as encouraging infill, changes of use and other development within the settlement boundary. In addition, the policy would have a significantly positive effect in terms of supporting a strong, diverse and sustainable economic base (10) through the redevelopment of previously developed land, and the scale of development supports the vitality and viability of town and village centres. The policy would have a neutral effect in terms of improving health, safety and wellbeing (2), conserving and enhancing the natural, built and historic environment (5), and protecting and improving air, water and soil quality (6), reducing consumption and managing the use of natural resources (8), and reducing emissions contributing to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Medium to Long Term
	Cumulative/Compound:	Considered cumulatively, the policy is considered to have a positive effect with no negative effects, with significantly positive effects in terms of maximising the provision of housing and supporting a strong and sustainable economy.		

SP3 (ii): Continue current policy

The appraisal indicates that the policy has a positive effect in terms of maximising housing provision (1). The policy does not, however, specifically identify the scale and type of development which would be appropriate to the scale and function of the settlement in sustainability terms. The policy has a positive effect in terms of improving access to community infrastructure (3) and promoting opportunities for safe and sustainable travel (4), in terms of restricting development where there is a lack of sufficient

supporting infrastructure, facilities or services or where opportunities to access them by public transport, cycling and walking are limited. The policy also has a positive effect on the efficiency of land use recognising the main urban areas as the focus for most development. The policy would have a neutral effect on the natural, built and historic environment (5), as it seeks to limit development within the smaller villages by infill and generally seeks development to the character and surroundings. Furthermore, the policy also has a positive effect on supporting a strong, diverse and sustainable economic base (10) in terms of promoting intensive employment generating uses to town centre areas.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Medium to Long Term
	Cumulative/Compound:			

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set out a high level, and whilst recognises the role and function of different settlements does not identify the scale and form of development which could be accommodated. As such, it does not ensure an equitable distribution of housing in the most sustainable locations, in terms of accessibility to community infrastructure and sustainable forms of travel. There is therefore a lack of clarity as to what scale or form of development may be appropriate to the settlement, and its character and surroundings which is left to the decision-maker to determine.

The revised policy provides greater specification and is the preferred option.

## SP4: Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP4 (i)	Revised policy	0		++			0		0		+			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	++	0	++	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP4 (ii)	Continue current policy	0		+			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### SP4 (i): Revised policy

The policy is primarily concerned with public safety and the restriction of non-compatible land uses around the two licenced nuclear facilities in the district. The removal of the middle consultation zone together with detailed maps in the supporting text provides greater clarity. The proposed policy provides a significantly positive benefit with regards health, safety and residents. The provision of the DEPZ indirectly results in a greater green lung around AWE B and also protects the two establishments enabling them to continue to function.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	National	?	Long term
	Cumulative/Compound:			

### CS8 (ii): Continue current policy

A continuation of the existing policy would continue to see an area of restraint around AWE A and AWE B but they would not be based on the latest information and therefore likely to result in increased planning applications and appeals. It would almost certainly need to be reviewed following publication of any new DEPZ or changes to the Off Site Emergency Plan.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	National	Temp	Short
	Cumulative/Compound:			

### Summary and conclusion:

The two nuclear licenced facilities in West Berkshire do pose a potential, albeit remote possibility of harm to public health and for this reason they warrant their own policy to restrict development in the area most likely to be impacted. However, such a policy not only helps to protect residents from health impacts it also helps support a strong diverse economic base and indirectly improve the biodiversity of the area.



## SP5: Responding to Climate Change

		Sustainability Objectives with sub-objectives and Effects																											
Option No.	Option	1		2			3		4		5			6				7		8				9		10			
SP5 (i)	New policy	0		++			0		+		++			+				0		+				++		+			
		a	b	a	b	c	a	b	a	b	a	b	C	a	b	c	d	a	b	a	b	c	d	a	b	a	b	C	
		0	0	0	0	++	0	+	0	+	++	+	++	+	0	0	+	0	0	0	+	+	0	++	+	0	+	+	
SP5 (ii)	No policy	0		+			0		0		+			0				0		0				+		0			
		a	b	a	b	c	a	b	a	b	a	b	c	a	B	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0

### Commentary on effect:

#### SP5 (i): New policy

The appraisal indicates that the policy would have a significantly positive effect on improving health and wellbeing (2) in terms of the provision of green/blue infrastructure and open spaces in the layout of new development to provide cooling and shading. It would also have a significantly positive effect on the character and distinctiveness of the natural, built and historic environment (5) by ensuring the integrity of the historic environment is maintained, and that new development contributes towards wildlife habitat and species conservation. Furthermore, the policy would have a significantly positive effect in terms of the reduction of climate change emissions and reducing waste consumption (9) by promoting the provision of renewable, low and zero carbon energy for its own use and/or local distribution networks and the reduction of waste.

The policy would have a positive effect in terms of maximising safe and sustainable travel by requiring the provision for sustainable forms of vehicular and personal transport (4). The policy would also have a positive effect on improving on air, water and soil quality (6) in terms of reducing emissions from the private car and conserving the quality of the water environment. In addition, there would be a positive effect on the reduction of waste consumption (8) in terms of waste reduction and the provision of recycling during construction and occupation. And finally, a positive effect in terms of supporting a strong, diverse and sustainable economic base (10) in terms of supporting sustainable economic growth and attracting businesses and inward investment to the district.

The policy would otherwise have a neutral effect in terms of maximising housing provision (1), improving accessibility to community infrastructure (3), and promoting and improving the efficiency of land use (7).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Medium to Long Term
	Cumulative/Compound:	Overall, the policy would have a positive effect against a number of sustainability objectives, particularly in terms of reducing climate change emissions and reducing waste consumption.		

#### SP5 (ii): No policy

The appraisal indicates the policies on climate change within the NPPF would have a positive effect in terms of setting out that green infrastructure should be planned as part of new development to address increased vulnerability to climate change (2). It also has a positive effect in terms of conserving and enhancing the natural, built and historic environment (5) in terms of requiring plans to take into account the long-term implications of biodiversity and landscapes, although it does not identify as a heritage assets as a relevant consideration. It would also have a positive effect in terms of reducing emissions contributing to climate change (9) by recognising that the location of new development can reduce greenhouse gas emissions. However, the policies also do not specifically identify development requirements to address these considerations.

The NPPF climate change policies would otherwise have a neutral effect in terms of maximising housing provision (1), improving accessibility to community infrastructure (3), maximising forms of safe and sustainable travel (4), protecting and improving air, water and soil quality (6), improving the efficiency of land use (7), reducing waste consumption (8), and supporting a safe and sustainable economy (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Medium to Long Term
	Cumulative/Compound:			

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The NPPF identifies a number of considerations which should be taken into account in the long-term implications for mitigating and adapting to climate change. However, significantly, it does not identify specific developer requirements to climate change in practical terms. The climate change policies are also relatively narrow in scope and do not recognise the role of sustainable travel, waste reduction and recycling. The NPPF climate change policies also do not recognise the potential to maintain the integrity of the historic environment and improve the energy performance of heritage assets.

The revised policy provides greater specification and is the preferred option.

## SP6: Flood risk

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
LPR6 (i)	Revised policy with greater specification	0		+			0		0		+			+				0		0				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	+	0	0	0	+	+	0	0	0	0	+	0	+	++	0	0	0
LPR6 (ii)	Continue current policy	0		0			0		0		0			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	+	0	0	++	0	0

### Commentary on effect:

#### SP6 (i): Revised policy with greater specification

Overall, the effect of the policy is neutral.

The revised policy seeks to ensure that new development is appropriately flood resilient and resistant through the implementation of appropriate mitigation measures and construction methods to reduce the risk of future flooding. New development should incorporate Sustainable Drainage Systems (SuDS) in accordance with the West Berkshire SuDS Supplementary Planning Document (SPD) and with national standards which aim to mimic more natural drainage processes and remove pollutants from surface water run-off. As the policy directly seeks to minimise the risk of flooding and the potential for water bodies to be polluted, a significant positive effect is expected in relation to SA objectives 9a and b.

By supporting the incorporation of multifunctional sustainable drainage measures at new developments, the revised policy could also provide a range of associated benefits. The SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity. This has the consequence of the policy having positive effects in respect of objectives 2a and c, 5a and b, 6c and d, and 8c.

The revised policy now includes a requirement for all new development to take advantage of the opportunity presented to improve and enhance the river environment and contribute to biodiversity requirements. This results in a positive effect against objective 5a.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long term
	Cumulative/Compound:	No negative effects are identified in the appraisal, and there is a significantly positive effect of on the reduction of flood risk and subsequent quality of life for residents and the environment in the future. There are positive effects for biodiversity, green infrastructure, supporting healthy active lifestyles, conserving/enhancing the landscape, improving soil and water quality, and reducing greenhouse gas emissions.		

#### SP6 (ii): Continue current policy

Most of the effects are assessed as neutral. The policy seeks to ensure that new development is appropriately flood resilient and resistant through the implementation of appropriate mitigation measures and construction methods to reduce the risk of future flooding. New development is required to incorporate SuDS in accordance with National Standards which aim to mimic more natural drainage processes and remove pollutants from surface run off. By supporting the incorporation of multifunctional sustainable drainage measures at new developments, the policy could also provide a range of associated benefits. SuDS schemes may comprise techniques such as green roofs or the protection of wetlands or ponds; therefore, positive effects can be expected in relation to green infrastructure and biodiversity (objectives 2c and 5a).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long term
	Cumulative/Compound:	No negative effects are identified in the appraisal, and there is a significantly positive effect of on the reduction of flood risk and subsequent quality of life for residents and the environment in the future. There are positive effects for biodiversity and green infrastructure.		

**Summary and conclusion:**

Both policies are considered to have an overall neutral effect on sustainability for the Local Plan. Although the revised and existing policy have a significant positive effect in relation to minimising flooding, the revised policy results in additional positive effects due to the reference to the SuDS SPD and the requirement for development to improve and enhance the river environment and contribute to biodiversity. The revised policy is therefore the preferred option.

**Mitigation:** no negative effects requiring mitigation have been identified in either alternative.

## SP7: Design Principles

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
SP7 (i)	Revised policy with greater specification	+		++			+		+		++			+				++		+				++		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		+	+	++	++	++	+	+	0	+	++	++	++	+	+	+	+	+	+	+	+	0	+	+	+	+	+	+
SP7 (ii)	Continue current policy	+		+			+		+		+			+				+		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	0	+	+	+	+	0	0	+	+	+	+	+	0	0	+	+	+	0	0	0	0	+	+	0	+	+

### Commentary on effect:

#### SP7 (i): Revised policy with greater specification

The appraisal affirms the benefits of having a specific policy which strengthens a sense of place through high quality, locally distinctive place shaping. It highlights particular strength in the policy with regard to the significantly positive contribution it makes towards the health and wellbeing of new residents (2), protecting landscape character and distinctiveness and providing for wildlife (5), the efficiency of land use (7) and responding to climate change (9). It is also positive in the provision of housing (1), accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4) and the protection of soil water and air and against noise (6), the management and use of natural resources (8) and support of a sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Short to long term
	Cumulative/Compound:	In either significantly positively or positively effecting all of the objectives and with no negative effects noted from the appraisal, there is an overall significantly positive effect on the long term impacts of locally distinctive place shaping.		

#### SP7 (ii): Continue current policy

The appraisal endorses the benefits to be provided from the current policy, acknowledging that this would be a positive way forward for most of the objectives, with only the efficient use of natural resources (8) being assessed as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local to strategic	Permanent	Short to long term

	Cumulative/Compound:	Together the effects from the policy are positive but the generality of the policy in relation to some issues places at more at risk the realisation of achieving a locally distinctive landscape led development at the application stage.
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**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. Both would be a positive approach although the revised policy would be significantly more positive. The appraisal shows that although the current policy works well, it does lack clarity in certain areas. The revised policy for design principles provides greater specification and is the preferred option.

## SP8: Landscape Character

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
SP8 (i)	Revised policy with greater specification	0		+			0		0		++			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	+	0	0	0	0	+	++	++	+	0	0	0	0	0	0	0	0	0	0	0	0	0
SP8 (ii)	Continue current policy	0		+			0		0		++			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	+	0	0	0	0	+	++	++	+	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### SP8 (i): Revised policy with greater specification

The appraisal affirms the benefits to be provided from landscape led development, showing it will have a significantly positive effect on the sustainability of development in both the short and longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2) and responding to climate change (9). The appraisal marks the policy effects on enabling the provision of housing (1), improving access to community infrastructure (3), promoting safe and sustainable travel choices (4), protecting soil, water and air and minimising noise (6), the efficiency of land use (7), the efficient use of natural resources (8) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and strategic	Permanent	Short to long term
	Cumulative/Compound:	In positively effecting the several of the objectives and a neutral effect on the rest, with no negative effects noted from the appraisal, together there is a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

#### SP8 (ii): Continue current policy

The appraisal endorses the benefits to be provided from acknowledging the interdependence between landscape character and the historic environment with a high likelihood of it having a positive effect overall on the sustainability of development in the longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2) and responding to climate change (9). Although these benefits are not explicit in the policy, the conservation and enhancement of the landscape character and historic environment is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest. The appraisal marks the policy effects on enabling the provision of housing (1), improving access to community infrastructure (3), promoting safe and

sustainable travel choices (4), protecting soil, water and air and minimising noise (6), the efficiency of land use (7), the efficient use of natural resources (8) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and strategic	Permanent	Short to long term
	Cumulative/Compound:	Together the effects from the policy are positive but the generality of the policy in relation to both landscape character and historic environment places at more at risk the realisation of achieving a landscape led development that truly enhances its local surroundings at the application stage.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and by acknowledging the interdependence between landscape character and the historic environment, clearly reflects the distinctive characteristics of West Berkshire and has worked well. Although a strategic policy, this approach means that the policy lacks detail and does not specify the information that applicants should provide in preparing proposals. Thus it relies more on the willingness of parties to achieve the best outcomes at the application stage. By recognising the interdependence but having separate policies for each subject, it means that more focus can be given to each. The revised policy for landscape character provides that greater specification and is the preferred option.

## SP9: Historic Environment

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP9 (i)	Revised policy with greater specification	0		+			0		0		++			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
SP9 (ii)	Continue current policy	0		+			0		0		++			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	+	

### Commentary on effect:

#### SP9 (i): Revised policy with greater specification

The appraisal affirms the benefits to be provided from a specific policy on the historic environment, showing it will have a significantly positive effect on the sustainability of development in both the short and longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2). The appraisal marks the policy effects on enabling the provision of housing (1), improving access to community infrastructure (3), promoting safe and sustainable travel choices (4), protecting soil, water and air and minimising noise (6), the efficiency of land use (7), the efficient use of natural resources (8), responding to climate change (9) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and strategic	Permanent	Short to long term
	Cumulative/Compound:	In positively effecting some of the objectives, with most neutral and with no negative effects noted from the appraisal, together there is a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

#### SP9 (ii): Continue current policy

The appraisal endorses the benefits to be provided from acknowledging the interdependence between landscape character and the historic environment with a high likelihood of it having a positive effect overall on the sustainability of development in the longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2). Although these benefits are not explicit in the policy, the conservation and enhancement of the landscape character and historic environment is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest. The appraisal marks the policy effects on enabling the provision of housing (1), improving access to community infrastructure (3), promoting safe and sustainable travel choices (4), protecting soil, water

and air and minimising noise (6), the efficiency of land use (7), the efficient use of natural resources (8), responding to climate change (9) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and strategic	Permanent	Short to long term
	Cumulative/Compound:	Together the effects from the policy are predominantly neutral but the generality of the policy in relation to both landscape character and historic environment places at more at risk the realisation of achieving a landscape led development that truly enhances its local surroundings at the application stage.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and, by acknowledging the interdependence between the historic environment and landscape character, clearly reflects the distinctive characteristics of West Berkshire and has worked well. Although a strategic policy, this approach means that the policy lacks detail and does not specify the information that applicants should provide in preparing proposals. Thus it relies more on the willingness of parties to achieve the best outcomes at the application stage. By recognising the interdependence but having separate policies for each subject, it means that more focus can be given to each. The revised policy for the historic environment provides that greater specification and is the preferred option.

## SP10: Green Infrastructure

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP10(i)	Revised policy with greater specification	+		++			+		++		++			++				0		+				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		+	+	++	+	++	++	0	++	++	++	++	++	++	++	++	0	++	0	0					+	+	0	0
SP10 (ii)	Continue current policy	0		+			+		++		+			+				0		+				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	++	+	0	+	++	++	+	+	++	++	0	+	0	0	+	0	+	0	+	+	0	0	0

### Commentary on effect:

#### SP10 (i): Revised policy with greater specification

The appraisal affirms the multi-functional benefits to be derived from providing high quality Green Infrastructure (GI) integrated conceptually and practically and with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the GI contribution towards promoting safe and sustainable travel choices (4), protecting landscape character and distinctiveness and providing for wildlife (5) and in helping the district to tackle climate change. Policy is also strong in its support for the health and wellbeing of the new residents (2) but its effect on levels of crime and bad behaviours needs to be tempered by the risk of poorly designed GI prohibiting some function and enjoyment. The protection of soil water and air and against noise (6) is significantly positive overall also but GI can only have a limited effect on soil quality with the context of new development. The policy has a positive effect on the provision of housing (1) not so much on absolute numbers but in as much as the policy actively looks to advantage residents of affordable housing that might not otherwise have as much domestic space, and also those residents who are elderly or have special needs. Accessibility to community infrastructure (3) is positively affected by the policy in that it will support the use of green routes for commuting and linking parts of the urban areas and create access to the countryside, but it is not designed specifically to enable IT technologies though these may use GI if designed sensitively. The policy has a largely positive effect on the management and use of natural resources (8) particularly by helping reduce energy use. However the policy can only be neutral in its effects on the use of minerals and waste. The appraisal marks the policy effects on the efficiency of land use (7) support of a sustainable economic base (10) as neutral. Arguably, the provision of GI is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Long term
	Cumulative/Compound:	In positively effecting the majority of the objectives and with no negative effects noted from the appraisal, together there is a significantly positive effect on the quality of life for residents and the environment long into the future.		

#### SP10 (ii): Continue current policy

The appraisal endorses the multi-functional benefits to be derived from providing high quality Green Infrastructure (GI) and with a high likelihood of having a positive effect overall on the sustainability of development in the longer term. The appraisal highlights particular strength in the policy with regard to the GI contribution towards promoting safe and sustainable travel choices (4). As regards the objectives covering health, wellbeing and reducing inequalities (2), improving access to community infrastructure (3), protecting the character of the natural and historic environment (5), protecting soil, water and air and minimising noise (6), efficient use of natural resources (8) and responding to climate change are assessed as helping to achieve the objectives but the benefits of GI are implied in policy CS17 of the Core Strategy and not expressed in sufficient detail to drive quality provision. For example, the policies underplay the value of GI in significantly contributing to the needs of different users and the tackling of climate change which is only mentioned in the supporting text. The appraisal marks the policy effects on the efficiency of land use (7) support of a sustainable economic base (10) as neutral. As for the previous option, arguably the provision of GI is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Long term
	Cumulative/Compound:	Together the effects from the policy is positive but the generality of the policy places at risk the realisation of high quality GI at the application stage.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level in which the effects on sustainability of providing GI in new development is implied. It does not specify the range of functions that applicants should address in preparing proposals and the consideration of the different types of users proposal could potentially benefit. Thus it relies a great deal on the negotiation and willingness of parties to achieve the best outcomes at the application stage.

The revised policy provides that greater specification and is the preferred option. The policy can strengthened still further by supplementary information on local standards and the priority locations for different types of GI that develop the network into a coherent whole through an audit of existing GI and the development of a GI Strategy.

## SP11: Biodiversity and Geodiversity

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																																
		1		2			3		4		5			6				7		8				9		10								
SP11 (i)	Revised policy + eg with greater specification	0		0			+		0		++			+				+		0				+		0								
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c						
		0	0	0	0	+	+	0	0	0	0	++	++	0	0	0	+	+	0	+	0	0	0	0	0	0	0	0	+	0	0	0	+	0
SP11 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0								
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c						
		0	0	0	0	+	0	0	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	

### Commentary on effect:

#### SP11 (i): Revised policy with greater specification

The appraisal reaffirms that the policy would have a significantly positive effect on the natural, built and historic environment (5) in terms of seeking to secure improvements and enhancements to designated sites and habitats. It specifically seeks to minimise the fragmentation and maximise opportunities for restoration, enhancements and connection of natural habitats, including landscapes of major importance for wild flora and fauna which provide linear features for wild species.

The policy would have a positive effect on the accessibility of community infrastructure (3) in terms of improving biodiversity's permeability with wider green infrastructure. It would also have a positive effect in terms of protecting and improving air, water and soil quality (6), in terms of conserving the richness and diversity of underlying geology and soils, as well as recognising that the three Special Areas of Conservation (SAC) in the District are sensitive to surface and groundwater quality. It would also have a positive effect on promoting the efficiency of land use (7) according to location and setting by ensuring that buffer zones are incorporated between development and designated sites. Finally, the policy would have a positive effect on ensuring adaptation measures are in place to respond to climate change (9), in terms of requiring development to incorporate conservation features that will help wildlife to adopt to climate change.

The policy would otherwise have a neutral effect in terms of maximising housing provision (1), promoting and maximising safe and sustainable travel (4), and reducing consumption and waste of natural resources (8).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	High	District	Permanent	Short to Long term
	Cumulative/Compound:	Considered cumulatively the policy has an overall neutral effect, but would have a significantly positive effect on the natural, built and historic environment, and positive effects on accessibility to community infrastructure, protecting and improving water and soil quality and ensuring adaptation measures are in place to respond to climate change.		

#### SP11 (ii): Continue current policy

The policy has a positive effect on the natural, built and historic environment (5) in terms of affording harm to the site or species according to its international or national importance. It also seeks to protect the integrity of continuity of landscape features of importance for flora and fauna and is largely restrictive in nature. The policy is focused on the conservation and enhancement of designated sites and habitats and does not recognise the opportunities for development to make in terms of seeking to restore and make connections between habitats.

The policy has a neutral effect on the following objectives: maximising housing provision (1); improving health and wellbeing (2); improving accessibility to community infrastructure (3); opportunities for safe and sustainable travel (4); air, quality and soil quality (6); efficiency of land use (7); waste consumption (8); climate change (9); and a sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	High	District	Permanent	Short to Long term
	Cumulative/Compound:	The policy has a predominantly neutral effect, but positive effects are identified on the natural, built and historic environment.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy identifies that there is a clear hierarchy of local, national and international important sites and habitats is largely restrictive in nature and does not take a holistic view of the opportunities for restoration, enhancement and connection of habitats. Although in the case of the former, the role of linkages between natural habitats and the need to protect them are acknowledged. Whilst seeking to maximise biodiversity net gain in new developments, the policy does not, however, set a specific target for biodiversity net gain, and it is therefore for the decision-maker to negotiate on a case-by-case basis. For example, it does not identify specific on-site requirements such as the incorporation of buffer zones or require the retention and enhancement of conservation features.

Both policies do however, recognised indirect effects on improving health and wellbeing (2) and supporting a strong and sustainable economy (10) by fostering a sense of beauty and sense of place to attract businesses and inward investment.

## SP12: Housing Delivery

**Options:** Options assess alternative levels of growth, with the current local housing need as the minimum level. A revised policy is required to replace CS1 of the Core Strategy as this existing policy covers the period 2006 to 2026 and the LPR needs to cover a 15 year period from adoption. Locational aspects of housing growth are covered in other policies and assessed separately

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1			2			3		4		5			6				7		8				9		10		
SP12(i)	Baseline need – 2020 Local Housing Need (LHN) (513dpa)	+			+			+		0		0			0				0		0				0		+		
		a	b	c	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	+	+
SP12 (ii)	Boosting supply - (Range 520 – 575 dpa)	+			+			+		0		0			0				0		0				0		++		
		a	b	c	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	-	0	0	0	-	0	0	0	++	++	++
SP12 (iii)	Significantly boosting supply (692 dpa)	++			+			+		0		-			-				-		-				0		++		
		a	b	c	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	+	+	+	+	+	+	+	0	0	0	-	-	-	0	-	0	--	-	0	0	--	-	0	0	++	++	++

### Commentary on effect:

SP12 (i): Baseline need: Option to deliver at least the 2020 local house need calculated according to the government's standard method (513 dpa)

Application of the government's standard method results in a housing need slightly below the annual requirement in the current Core Strategy Policy CS1. The appraisal demonstrates generally positive effects. This option would enable provision of housing to meet identified needs (1) and so scores positively overall, but it does not boost supply over and above current development plan requirements and is therefore not seen as maximising the provision of affordable housing. The effects on health and well-being (2) and on accessibility to community infrastructure (3) are positive as new housing to meet assessed need not only provides much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. On the objective of maximising opportunities for safe and sustainable travel (4) the effect is considered to be neutral. Though new developments will be designed to increase opportunities for sustainable travel choices there may be potential impacts on the road network which will require mitigation. On the objective of conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5) the effect is again considered neutral. The level of housebuilding would need to continue at approximately current levels. As a significant number of allocations from the Core Strategy and Housing Site Allocations

DPD remain to be completed or developed, requirements for new allocations on greenfield land would be relatively limited, meaning little additional impact on the character of the landscape and on the existing settlement pattern and character. Similarly the effects on the objective of protecting and improving air, water and soil quality and minimising noise levels (6) would be neutral. The option scores neutral to positive on the objective of promoting and improving the efficiency of land use (7). Though all potential options for the housing requirement would require land to be used efficiently, the lower the housing requirement the more that it can be met using brownfield land and by limiting new allocations on greenfield land. On objectives 8 and 9, to reduce consumption and waste of natural resources and to reduce emissions contributing to climate change, the option is considered to have neutral effects. This level of housing growth will lead to a positive effect on supporting a strong, diverse and sustainable economic base (10) as increased housing provision will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	An option to deliver housing to meet the current LHN would result in positive effects with no negative impacts identified. In respect of the primary objective for this policy however, the effects are not entirely positive as the housing supply would not be boosted above current levels and could therefore limit the potential for delivering housing to meet all sectors of society, particularly those in need of affordable housing.		

SP12 (ii): Boosting supply: Option to deliver above the current local housing need with a recommended range of between 520 dpa (the 2019 LHN) and 575 dpa (10% uplift)

This option would aim to deliver some 10% above the current housing need, with the requirement expressed as a range. This would demonstrate predominantly positive effects for objectives on delivering housing (1), including enabling provision for all sectors of the community, and for the objectives on improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New housing to meet above the assessed need not only provides much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. Significantly positive effects are assessed for the objective of supporting a strong, diverse and sustainable economic base (10). Increased housing provision will support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. Other effects are predominantly neutral with the only negative effects identified being for sub objectives relating to efficiency of land use (7) and reducing consumption of natural resources (8). A level of growth higher than the current Core Strategy requirement and LHN will inevitably lead to a higher level of greenfield land allocations, even with encouragement of brownfield land opportunities through directing growth to existing settlements. Similarly, higher growth will lead to increased consumption of natural resources, though other policies will ensure that new developments minimise consumption and manage their use effectively. There will however also be opportunities for redevelopment of brownfield land providing more environmentally sustainable housing schemes.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	An option to deliver above the current LHN and development plan requirement would result in overall positive effects. Negative effects are limited in contrast to positive effects on delivering much needed housing and supporting the local economy.		

SP12 (iii): Significantly boosting supply: Option to deliver a high level of growth to meet the local housing need using the revised algorithm proposed in the recent consultation by MHCLG on proposed changes to the current planning system.

The government has recently consulted on a revised standard method to calculate local housing need. The consultation period has only recently ended and the conclusions are not yet known. The government has suggested that the revised method should be used for plan preparation other than for plans at an advanced stage, but

is also clear that the local housing need would need to be adjusted, through a further standard method, to take account of constraints in setting a binding housing requirement for the new style local plans outlined in the White Paper “Planning for the Future”. West Berkshire does have significant constraints, including AONB, floodplain, heritage assets and nuclear establishments with surrounding development restrictions. The option assessed represents a significant increase in housing delivery above the current standard method, an increase of over 3,000 net dwellings over the period 2020 to 2037. Delivery on this scale would only be a reasonable option with a phased requirement which allowed time for additional allocations to be developed.

This option has a number of positive effects but also negative ones. There are significantly positive effects for objectives on delivering housing (1), including enabling provision for all sectors of the community, and for the objective of supporting a strong, diverse and sustainable economic base (10). Increased housing provision will provide opportunities for a wide range of housing and support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. There are also positive impacts for the objectives on improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New housing to meet above the assessed need would not only provide much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. There are, however, negative effects for objectives 5, 6, 7 and 8. To enable delivery of this level of housing would require more allocations on greenfield land in an already constrained area, and potentially higher densities in urban areas, with potential impacts on the character and distinctiveness of the natural, built and historic environment (5). This option of high growth levels would impact negatively on the sub-objectives of reducing air pollution and maintaining soil quality and particularly on sub-objective 7(a) of maximising the use of previously developed land. The allocation of greenfield land that would be needed to demonstrate deliverability of this scale of housing would lead to a significant drop in the percentage of development on previously developed land over the plan period. There would also be negative effects on the objective of reducing consumption and managing natural resources (8) as a result of increased levels of development not only for housing but for associated infrastructure and economic growth. Effects for the objective on climate change (9) have been assessed as neutral but there is potential for these to be negative depending on the nature and location of development.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	An option to deliver significantly higher levels of housing than the current LHN would have overall neutral effects. There are strong positive effects on the delivery of housing and economic growth but these are countered by the potential negative impacts on the environmental objectives		

**Summary and conclusion:**

These options assess different levels of housing growth but the eventual impacts will also depend on the location and design of development. The preferred option SP12(ii) is for a level of growth that exceeds the current Local Housing Need, calculated according to the government’s standard method. This would boost supply of housing above the current development plan requirement and support economic growth, without significant negative environmental effects. The level of growth in SP12(iii) would require significant additional greenfield allocations, predominantly agricultural land, which would compromise sustainability objectives while that in SP12(i) would not lead to the boost to levels of housing delivery that are sought.

**[Avoidance][Mitigation][Offsetting][Enhancement]:**

Negative effects in the preferred option can be mitigated through efficiency of land use and an emphasis on directing development to existing settlements where there are opportunities for brownfield development and by implementation of policy to respond to climate change by embedding principles of climate change mitigation and adaptation into new development.

## SP13: Sites Allocated for Residential and Mixed-Use Development in Newbury and Thatcham

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP13(i)	New policy	++		+			++		++		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	+	0	0	++	0	?	++	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	+
SP13 (ii)	No policy	0		0			0		?		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	?	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

### Commentary on effect:

#### SP13 (i): New policy

The appraisal confirms the site allocations in Newbury and Thatcham spatial area would have a significantly positive effect on maximising housing provision (1) as these areas have the infrastructure and facilities to support sustainable growth. The strategic site allocations including Sandleford Park, Newbury and North East Thatcham are of a sufficient scale to make a significant contribution to affordable housing and meet the needs of different sectors in the community. Notably, the allocation at Long Copse Farm, Enborne would meet the needs of Travelling Showpeople. The site allocations would also have a significantly positive effect in terms of improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as these urban areas have the infrastructure and facilities to support sustainable growth. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2).

Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. The policy would also have a neutral effect on improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), promoting and improving the efficiency of land use, in recognition of most of the site's greenfield nature (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9) and supporting a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Newbury and Thatcham spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but does have a positive effect in terms of the provision of housing, and meeting the identified housing needs of the District.		

#### SP13 (ii): No policy

No policy would have a neutral effect on housing provision (1) in the Newbury and Thatcham spatial area, given that it would be uncertain whether the needs of different sectors of the community would be met e.g. older people, Travelling Showpeople. In addition, the absence of any policy would have an uncertain effect in terms of promoting and maximising safe and sustainable travel (4) given that no specific sites would be identified. The policy would have otherwise have a neutral effect in terms of improving health, safety and wellbeing (2) improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), protecting air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9), and contributing to a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Newbury and Thatcham spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, there is largely a neutral effect but there is an uncertain effect in terms of promoting and maximising safe and sustainable travel.		

**Summary and conclusion:**

No negative effects requiring mitigation has been identified in either alternative. However, there is a clear benefit in the new policy in identifying sites for housing provision in the Newbury and Thatcham spatial area. There is a clear benefit in terms of identifying sites which would be suitable for meeting the needs of different sectors of the community. Furthermore, no policy could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

The new policy provides greater direction and is the preferred option.

## SP14: Sites Allocated for Residential and Mixed-Use Development in the Eastern Area

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP14 (i)	New policy	++		+			++		++		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	+	0	0	++	0	?	++	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	+
SP14 (ii)	No policy	0		0			0		?		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	?	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

### Commentary on effect:

#### SP14 (i): New policy

The appraisal confirms the site allocations in the Eastern Area would have a significantly positive effect on maximising housing provision (1) as this area, along with Newbury and Thatcham spatial area has the infrastructure and facilities to support sustainable growth. Although the site allocations are of a non-strategic in nature, the site allocations would contribute to meeting affordable housing need and meeting the needs of different sectors in the community. Notably this includes provision for permanent Gypsy and Traveller pitches. The site allocations would also have a significantly positive effect in terms improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as these urban areas have the infrastructure and facilities to support sustainable growth. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2).

Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. The policy would also have a neutral effect on improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), promoting and improving the efficiency of land use, in recognition of most of the site's greenfield nature (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9) and supporting a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Eastern spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but does have a positive effect in terms of the provision of housing, and meeting the identified housing needs of the District.		

#### SP14 (ii): No policy

No policy would have a neutral effect on housing provision (1) in the Eastern spatial area, given that it would be uncertain whether the needs of different sectors of the community would be met e.g. older people, gypsies and travellers. In addition, the absence of any policy would have an uncertain effect in terms of promoting and maximising safe and sustainable travel (4) given that no specific sites would be identified. The policy would otherwise have a neutral effect in terms of improving health, safety and wellbeing (2) improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), protecting air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9), and contributing to a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Eastern spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, there is largely a neutral effect but there is an uncertain effect in terms of promoting and maximising safe and sustainable travel.		

**Summary and conclusion:**

No negative effects requiring mitigation has been identified in either alternative. However, there is a clear benefit in the new policy in identifying sites for housing provision in the Eastern spatial area. There is a clear benefit in terms of identifying sites which would be suitable for meeting the needs of different sectors of the community. Furthermore, no policy could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

The new policy provides greater direction and is the preferred option.

## SP15: Sites Allocated for Residential and Mixed-Use Development in the North Wessex Downs AONB

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
SP15 (i)	New policy	+		+			+		+		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	+	0	0	0	0	?	+	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP15 (ii)	No policy	0		0			0		?		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	?	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### SP15 (i): New policy

The appraisal confirms that the site allocations in the North Wessex Downs AONB spatial area would have a positive effect on the provision of housing (1) in terms of locating housing according to the location and size individual rural service centres and service villages. In this context, the policy would support the provision of affordable housing on market-led housing sites and help to meet the housing needs of different sectors in the community. The site allocations would also have a positive effect in terms improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as site allocations would be located according to the range and services available within these settlements. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2).

Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. The policy would also have a neutral effect on improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), promoting and improving the efficiency of land use, in recognition of most of the site's greenfield nature (7, reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9) and supporting a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	North Wessex Downs AONB spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but does have a positive effect in terms of the provision of housing, and meeting the identified housing needs of the District.		

### SP15 (ii): No policy

No policy would have a neutral effect on housing provision (1) in the North Wessex Downs AONB, given that it would be uncertain whether the needs of different sectors of the community would be met e.g. older people, gypsies and travellers. In addition, the absence of any policy would have an uncertain effect in terms of promoting and maximising safe and sustainable travel (4) given that no specific sites would be identified. The policy would otherwise have a neutral effect in terms of improving health, safety and wellbeing (2) improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), protecting air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9), and contributing to a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	North Wessex Downs AONB spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, there is largely a neutral effect but there is an uncertain effect in terms of promoting and maximising safe and sustainable travel.		

**Summary and conclusion:**

No negative effects requiring mitigation has been identified in either alternative. However, there is a clear benefit in the new policy in identifying sites for housing provision in the North Wessex Downs AONB. There is a clear benefit in terms of identifying sites which would be suitable for meeting the needs of different sectors of the community. Furthermore, no policy could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

The new policy provides greater direction and is the preferred option.

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Greenham
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<b>Site ID:</b>	GRE8	<b>Site Address:</b>	Sandleford (including New Warren Farm), south of Warren Road and Monks Lane
<b>Use(s) proposed by site promoter</b>	Residential-led development with infrastructure	<b>Development Potential:</b>	Up to 1,500 dwellings with associated infrastructure requirements

## 1. SA / SEA

### Key: Effects of option on SA objectives

++	+	?	0	-	--
Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative
Option/policy/site would significantly help with achieving objective	Option/policy/site would help with achieving objective	More information needed	Option/policy/site would neither help nor hinder the achievement of the objective	Option/policy/site would be in conflict with the objective.  Exceptional circumstance test demonstrating it to be in the public interest	Option/policy/site would be in conflict with the objective and unlikely to be acceptable. No evidence has been provided on potential mitigation or any relevant exceptional circumstance test demonstrating it to be in the public interest
Positive effect but consider whether effect can be enhanced	Net positive effect but consider whether effect can be enhanced	Where this will come from – who has it? What will be done about collecting it? When will it be collected?	Policy or allocation likely to be acceptable; but would require intervention to realise positive effects	Will require demonstrable levels of mitigation in order to make the plan/policy/site acceptable.	Unlikely that adequate mitigation could be provided to make the site acceptable. Delete, reconsider or amend the policy or site
<p><b>Aggregated score:</b> The effects have been assessed for each sub-objective and associated criteria and marked with the considered symbol. The sub-objectives have been aggregated for the headline objective and assigned the colour code applied to the first column. Justification text for the overall colour code needs to be added to the dominant chosen colour.</p> <p>&lt;Justification text for the overall colour code would need to be added to the dominant chosen colour&gt;</p>					

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	<b>++</b>	<p>The proposed use is residential led, and the development potential on the site is up to 1,500 dwellings. Policy SP16 is proposing that 40% of housing provided is affordable housing on sites of 10 dwellings or more, on greenfield land. Hence this site would provide 600 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> </ul>	<b>+</b>	<p>Newbury is an Urban Area within the settlement hierarchy and the largest town in the district, meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure. It would provide 600 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	++	<p>The developer would provide new open space and recreation facilities.</p> <p>The site is well located to benefit from existing facilities in Newbury.</p> <p>The site is also well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.</p> <p>In addition, the site is of a size that it will create new neighbourhoods and foster a sense of place and beauty, as its design will include a new country park.</p>		
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	?	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour		At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies LPR7 (Design Principles) and XX (Health and Wellbeing) which seek to secure high quality safe, sustainable and inclusive design and development standards. These policies require development to demonstrate the application of

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	++	<p>Public Right of WAY GREE/9/1 traverses the site. The developer would incorporate this within the development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green and blue infrastructure to support the development would be provided with development.</p>		
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	++	<p>The developer would provide additional educational and training facilities and other facilities such as health facilities and local retail centres commensurate with development.</p> <p>An existing public right of way traverses the site. The developer would incorporate this within the development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green infrastructure to support the development would be provided with development.</p>		
	3(b): To support the development of access to IT facilities including Broadband	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	+	The development would be of such a size that it would create three new neighbourhoods. This level of development would be expected to provide 'fibre to the premises' (FTTP) connection at		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	particularly in rural locations			the time of construction in line with policy DC38.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	The site is of a scale and size that there would be multiple accesses to it. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	++	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>The promoter is proposing that the site provides a retail element commensurate with the size of the development.</p>		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>The site is adjacent to ancient woodland and contains local wildlife sites. The developer would provide enhancement measures such as green corridors to encourage habitat connectivity.</p> <p>The size and existing land use (predominately agriculture) of the site mean that it is capable of providing net biodiversity gain.</p>	Appropriate buffers for ancient woodland and local wildlife sites would be required.	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland and local wildlife sites are provided.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it maintain and enhance the tranquillity of and the locally distinctive landscape characters within the district?</li> </ul>	0	<p>There is an opportunity to enhance the urban-rural interface in this area of Newbury.</p> <p>The site is allocated as a strategic site within the adopted Core Strategy, and a Supplementary Planning Document (SPD) was adopted in 2013. The SPD was informed by evidence, including a Landscape Visual Impact Assessment which provides a framework for the development of the site. It includes a masterplan framework that indicates potential areas for development, and areas which should be retained as woodland and used as parkland.</p>	The SPD includes a masterplan framework that indicates potential areas for development, and areas which should be retained as woodland and used as parkland.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it sustain or improve the value of the heritage assets in the built and historic environment?</li> <li>Will it improve access to and understanding of buildings and other heritage assets?</li> <li>Will it support the character of Conservation Areas?</li> </ul>	0	<p>Potential harm to setting of the registered park and garden – Sandford Priory (Grade II).</p> <p>Desk based assessment already taken place across parts of the site.</p> <p>The development is of a scale that it could incorporate the listed buildings into the design of the site. It could also improve access to, and understanding of, the buildings.</p>	<p>Heritage Impact Assessment required.</p> <p>A field-based assessment would be required at the planning application stage.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation will reduce the impact.</p> <p>Mitigation will include Transport Assessment / Travel Plans.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	-	High risk of noise and vibration problems to future occupants from road and commercial use. Medium risk to neighbours from commercial use.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is greenfield therefore development will result in the loss or damage to soil quantity and quality in parts. Environmental health officers have not identified any risk that the site could be contaminated.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield land hence it will not encourage the use of brownfield land in preference to greenfield.</p> <p>The site is predominately classified as grade 3 agricultural land and it has not been possible to determine if it is 3a or 3b. However, developing the site would not minimise the loss of agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	<p>The site is allocated in the adopted Core Strategy for up to 2,000 dwellings.</p> <p>A number of planning applications have been submitted to the Council in recent years for both parts of the site. These</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				applications refer to closer to 1,500 dwellings across the site. Given this more recent and detailed work, it is considered that 1,500 dwellings is a more appropriate figure for the site in the context of its location and setting.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	<p>SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.</p> <p>SP16 expects that the development will deliver on-site renewable energy to assist in the delivery of a carbon neutral development.</p>		
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	<p>All development will increase the overall demand for water.</p> <p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					requirement of policy SP6 (Flood Risk))	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	<p>British Geological Survey data indicates that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Mineral Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with saved policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire.</p> <p>The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.</p>		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>Public open space and green and blue infrastructure to support the development would be provided with development.</p>	Higher level policy provisions seek to meet this objective, for example policy LPR5 (Climate Change), LPR7 (Design Principles), LPR10 (Green Infrastructure).	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	+	<p>Site is within Flood Zone 1 which means a low probability of fluvial flooding.</p> <p>Surface water flood flow routes through centre of site on 2 routes of existing ordinary watercourses. Could be mitigated for by attenuation.</p> <p>There are also parts of the site at risk of groundwater flooding.</p> <p>Whilst Sustainable Drainage Systems measures proposed as part of recent applications were generally not acceptable overall, potential exists for a good solution to be incorporated.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas</li> </ul>	0	Housing development provides additional workforce and customers which has the		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		and the vitality of town centres? <ul style="list-style-type: none"> <li>• Will it promote the sustainable economic growth of villages?</li> <li>• Will it support sustainable rural diversification?</li> </ul>		potential to support commercial centres.		

Summary				
<p>There are a number of positive and significant positive sustainability effects that developing the site would have, including maximising the provision of: affordable housing; new green infrastructure and public open space, new community infrastructure such as primary schools; and improvements to the cycling and walking network to improve opportunities for sustainable travel. In addition, the site's sustainable location on the edge of Newbury town will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>In contrast there are very few negative impacts that developing the site would have.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Significantly positive	High	Districtwide	Permanent	Longterm
	<b>Cumulative/Compound:</b>			



<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Thatcham	<b>Parish:</b>	Thatcham
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<b>Site ID:</b>	SP17 (HELAA THA20)	<b>Site Address:</b>	Land at Bath Road, Thatcham
<b>Use(s) proposed by site promoter</b>	Residential-led development with infrastructure	<b>Development Potential:</b>	Up to 2,500 dwellings with associated infrastructure requirements

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	++	<p>The proposed use is residential led, and the development potential on the site is up to 2,500 dwellings. Policy SP19 is proposing that 40% of housing provided is affordable housing on sites of 10 dwellings or more, on greenfield land. Hence this site would provide 1,000 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> </ul>	++	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>[Will it support model standards of design with consideration of local context?]</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>		<p>and tenure. It would provide 1,000 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>A site of this size would be expected to deliver at least 3% of dwellings as serviced custom/self-build plots.</p>		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	++	<p>The developer would provide new open space and recreation facilities.</p> <p>The site is well located to benefit from existing facilities in the town such as the Kennet Leisure Centre.</p> <p>The site is also well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.</p> <p>In addition, the site is of a size that it will create new neighbourhoods and foster a sense of place and beauty, as its design will be sensitive to the nearby AONB.</p>		
	2(b): To reduce levels and fear of	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> </ul>	?	At this stage it is difficult to establish what impacts		At the scheme design stage crime and safety issues need to be considered e.g. overlooking

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it promote development that creates safer places?</li> </ul>		development in this area will have on crime and antisocial behaviour		of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies SP7 (Design Principles) and XX (Health and Wellbeing) which seek to secure high quality safe, sustainable and inclusive design and development standards. These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	++	Public Rights of Way THAT/4/1, THAT/3/3, THAT/2/1, THAT/3/5, THAT3/1/, THAT/1/1, traverse the site. The developer would incorporate these within the development, in addition to providing additional PROW as appropriate.  Public open space and green and blue infrastructure to support the development would be provided with development.		
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> </ul>	++	The developer would provide additional educational and training facilities and other facilities such as health facilities and local retail centres commensurate with development.  Existing public rights of way traverse the site. The developer would incorporate these within the		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>		<p>development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green infrastructure to support the development would be provided with development.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	+	The development would be of such a size that it would create three new neighbourhoods. This level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction in line with policy DC38.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	The site is of a scale and size that there would be multiple accesses to it, via the A4 and Floral Way. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	++	<p>The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre and active travel has been considered in relation to the site in the Thatcham Strategic Growth Study.</p> <p>There is already a public transport route with frequent service on the A4 which the site will link to.</p> <p>The promoter is proposing that the site provides a retail element commensurate with the size of the development.</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	++	<p>The site is adjacent to, and contains, ancient woodland. The developer would provide enhancement measures such as green corridors to encourage habitat connectivity.</p> <p>The size and existing land use (predominately agriculture) of the site mean that it is capable of providing net biodiversity gain.</p>	Appropriate buffers for ancient woodland would be required.	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland are provided.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it maintain and enhance the tranquillity of and the locally distinctive landscape characters within the district?</li> </ul>	0	Development would have an impact on the character of the landscape. Careful design would seek to conserve and enhance the special character of the AONB, including the creation on a new country park to enable access to the surrounding countryside.	The Thatcham Strategic Growth Study has used a landscape led approach to ensure that development is sensitive to the surrounding landscape.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it sustain or improve the value of the heritage assets in the built and historic environment?</li> <li>Will it improve access to and understanding of buildings and other heritage assets?</li> <li>Will it support the character of Conservation Areas?</li> </ul>	0	<p>Potential harm to setting of Siege Cross Farm: Barn at Siege Cross Farm (Grade II), Cart at Siege Cross Farm (Grade II), and Barn at Colthrop Manor (Grade II).</p> <p>Desk based assessment indicates potential for finds high.</p> <p>The development is of a scale that it could incorporate the listed buildings into the design of the site. It could also improve access to, and understanding of, the buildings.</p>	<p>Heritage Impact Assessment required.</p> <p>A field-based assessment would be required at the planning application stage.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> </ul>	0	The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre. There is already a public transport	Careful design and appropriate mitigation will reduce the impact.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it help improve air quality?</li> </ul>		<p>route with frequent service on the A4 which the site will link to.</p> <p>The site is adjacent to the A4, so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	Mitigation will include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	-	<p>On parts of site low risk of noise and vibration problems to future residents. On other parts (the area around Siege Cross Farm) high risk of noise and vibration problems to future residents from road and commercial. Medium risk to neighbours from commercial on central part of site.</p>		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	<p>The site is greenfield therefore development will result in the loss or damage to soil quantity and quality in parts. The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>Environmental health officers have not identified any risk that the site could be contaminated.</p>		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	<p>Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield land hence it will not encourage the use of brownfield land in preference to greenfield.</p> <p>The site is predominately classified as grade 3 agricultural land and it has not been possible to determine if it is 3a or 3b. However, developing the site would not minimise the loss of agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The West Berkshire Density Pattern Book Study was used to establish the indicative development potential on the site. The Thatcham Strategic Growth Study built further on this assumption and using a landscape led approach, suggests how development on the site could come forward in a way that will achieve the efficient use of land via appropriate densities whilst ensuring that this carefully conserves and enhances the setting of the nearby AONB.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	<p>The site is located on the south facing slope of the Kennet valley which would allow for a high degree of solar gain.</p> <p>SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.</p>		

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	All development will increase the overall demand for water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk))	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	<p>The site is within 250m of a mineral and waste buffer zone. The developer will be required to demonstrate that development will not have a detrimental effect on an existing/proposed mineral or waste operation.</p> <p>The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.</p>		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> </ul>	+	The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.	Higher level policy provisions seek to meet this objective, for example policy LPR5 (Climate Change), LPR7 (Design	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
place to respond to climate change.		<ul style="list-style-type: none"> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>		Public open space and green and blue infrastructure to support the development would be provided with development.	Principles), LPR10 (Green Infrastructure).	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	+	<p>Site is within Flood Zone 1 which means a low probability of fluvial flooding.</p> <p>In terms of surface water flood risk, there are surface flow routes through the site, one of which is a major surface water flood flow therefore attenuation measures will be necessary which will reduce the developable area.</p> <p>There are also parts of the site at risk of groundwater flooding.</p> <p>The Thatcham Strategic Growth Study has considered the how flood risk on the site can best be managed sustainably using SuDs, while also contributing to managing flood risk in the wider area.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	+	A small portion of the site is promoted for employment use which will help encourage employment opportunities that meet the needs of the District		The development of the remainder of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	+	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing.</p> <p>In addition, industrial development is proposed for a small portion of the site. This will help attract businesses and inward investment to the district.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	+	<p>The Thatcham Strategic Growth Study identifies that the most sustainable way for Thatcham to secure additional infrastructure is for strategic housing development to occur.</p> <p>Housing development provides additional workforce and customers which has the potential to support commercial centres.</p> <p>In addition, a portion of the site is promoted for industrial use which would help promote the sustainable economic growth of Thatcham and the wider Newbury and Thatcham urban area.</p>		

Summary				
<p>There are a number of positive and significant positive sustainability effects that developing the site would have, including maximising the provision of: affordable housing; custom and self-build plots; new green infrastructure and public open space, new community infrastructure including primary and secondary schools; and improvements to the cycling and walking network to improve opportunities for sustainable travel. In addition, the site's sustainable location on the edge of Thatcham town will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>In contrast there are very few negative impacts that developing the site would have.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Significantly positive	High	Districtwide	Permanent	Longterm
<b>Cumulative/Compound:</b>				





## SP18: Housing Type and Mix

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP18 (i)	Revised policy with greater specification	++		+			0		0		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
SP18(ii)	Continue current policy	+		+			0		0		0			0				+		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+

### Commentary on effect:

#### SP18 (i): Revised policy with greater specification

The appraisal demonstrates positive effects with no negative impacts identified. This option demonstrates significantly positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of a mix of housing to meet the needs of local communities will assist in reducing inequalities and improve quality of life, particularly for those in need of social housing. The effects on accessibility to community infrastructure (3), maximising opportunities for safe and sustainable travel (4), conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5), protecting and improving air, water and soil quality and minimising noise levels (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9) are considered to be neutral as the policy relates to the tenure and mix of housing sizes within a development rather than to the level or location of housebuilding. Meeting the need for a variety of housing tenures, types and sizes will support a strong, diverse and sustainable economic base (10) as housing provision which meets the needs of all sectors of the community will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Short to long term
	Cumulative/Compound:	A revised policy would result in overall positive effects, particularly the significant benefits of promoting a variety of house tenures, types and sizes to meet identified needs. No negative effects have been identified.		

#### SP18 (ii): Continue current policy (Core Strategy Policy CS 4)

The appraisal demonstrates positive effects with no negative impacts identified. This option demonstrates positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of a mix of housing to meet the needs of local communities will assist in reducing inequalities and improve quality of life, particularly for those in need of social housing. The effects on accessibility to community infrastructure (3), maximising opportunities for safe and sustainable travel (4), conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5), protecting and improving air, water and soil quality and minimising noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to

climate change( 9) are considered to be neutral as the policy relates to the tenure and mix of housing sizes within a development rather than to the level or location of housebuilding. The current policy includes guidance on density which results in a positive scoring for the objective of promoting and improving the efficiency of land use (7). Meeting the need for a variety of housing tenures, types and sizes will support a strong, diverse and sustainable economic base (10) as housing provision which meets the needs of all sectors of the community will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Short to long term
	Cumulative/Compound:	The existing policy would have overall positive effects, including significant benefits of promoting a variety of house tenures, types and sizes to meet identified need to meet identified needs. No negative effects have been identified		

**Summary and conclusion:**

Both options have positive effects and there is little to differentiate them in sustainability terms. The revised policy provides more detail on the mix of housing sizes that are required and makes reference to supporting schemes initiated by local communities, which both have positive effects in enabling provision of housing to meet identified needs. The current policy CS 4 includes detail on density and therefore scores more positively on objective 7, to improve efficiency of land use. Density guidelines are now proposed to be included within Policy SP1: Spatial strategy to relate better to the place-shaping role of this overarching policy. The SA-SEA for SP1 will therefore contain comparison with the content of CS 4 which relates to density. The revised policy, with greater specification on the mix of housing types and sizes is the Council's preferred option.

No negative effects requiring mitigation have been identified in either alternative.

## SP19: Affordable Housing

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP19 (i)	Revised policy with greater specification	++		+			0		0		0			0				0		+				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP19(ii)	Continue current policy	++		+			0		0		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### SP19 (i): Revised policy with greater specification

The appraisal demonstrates positive effects with no negative impacts identified. This option demonstrates significantly positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of affordable housing will assist in reducing inequalities and improve quality of life for those in need of social housing. The effects on accessibility to community infrastructure (3), maximising opportunities for safe and sustainable travel (4), conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5), protecting and improving air, water and soil quality and minimising noise levels (6) and promoting and improving the efficiency of land use (7) are considered to be neutral as the policy relates to the tenure within a development rather than to the level or location of housebuilding. This revised policy which requires affordable housing to be built to net zero carbon standards will have positive impacts for objectives 8 and 9, to reduce consumption and waste of natural resources and to reduce emissions contributing to climate change, particularly for reduction of energy use and promotion of sustainable/renewable energy technologies and reducing West Berkshire's contribution to greenhouse gas emissions. Maximising opportunities for affordable housing will support a strong, diverse and sustainable economic base (10) as increased housing provision which is affordable will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short to long term
	Cumulative/Compound:	A revised policy would result in overall positive effects, including significant benefits of enabling provision of housing to meet identified needs and reducing emissions contributing to climate change, and with no negative effects identified		

#### SP19 (ii): Continue current policy (Core Strategy CS 6)

The appraisal demonstrates positive effects with no negative impacts identified. This option demonstrates significantly positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of affordable housing will assist in reducing inequalities and improve quality of life for those in need of social housing. The effects on accessibility to community infrastructure (3), maximising opportunities for safe and sustainable travel (4), conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5), protecting and improving air, water and soil quality and minimising noise levels (6) and promoting and improving the efficiency of land use (7) are considered to be neutral as the policy relates to the tenure within a development rather than to the level or location of housebuilding. The effects on objectives 8 and 9, to reduce consumption and waste of natural resources and to reduce emissions contributing to climate change are similarly considered neutral. Positive effects are identified for the objective of supporting a strong, diverse and sustainable economic base (10) as increased housing provision which is affordable will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long term
	Cumulative/Compound:	The existing policy would have overall positive effects, including significant benefits of enabling provision of housing to meet identified needs. No negative effects have been identified		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The revised policy, providing more specification on the type of development where affordable housing is required and the requirement for net zero carbon development have positive effects and this is the Council's preferred option.

## SP20: Strategic approach to economic development and hierarchy of centres

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
SP20 (i)	Revised policy with greater specification	0		0			+		+		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	+	++
SP20 (ii)	Continue current policy	0		0			0		0		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	+	+	

### Commentary on effect:

#### SP20 (i): Revised policy with greater specification

The appraisal indicates that the policy would have a positive effect on a number of objectives including improving accessibility to community infrastructure (3), promoting and maximising opportunities for sustainable travel (4), promoting and improving the efficiency of land use (7) and supporting a strong, diverse and sustainable economic base (10). This can largely be attributed to the objectives of the policy in terms of “the town centre first” approach to new office development, as well as seeking to ensure that there are no other sequentially preferable sites for community facilities and other services (Classes E and F). The policy also seeks to protect the vitality and viability of town centres, by ensuring these uses are focused in these areas which are located in the most sustainable locations in the District. It also provides support for businesses requiring a town centre location and support the rural policy. The policy also seeks to promote the efficient use of land by safeguarding and seeking to intensify the District’s Designated Employment Areas. It also has a positive effect in terms of identifying additional land in order to meet the District’s employment land needs over the plan period.

The policy would otherwise have a largely neutral effect in terms of enabling housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), maximising conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium to Long Term
	Cumulative/Compound:	Considered cumulatively the policy has largely a neutral effect, but has a number of positive effects in terms of improving access to community infrastructure and sustainable travel, promoting the efficient use of land and supporting a strong, diverse and sustainable economy.		

#### SP20 (ii): Continue current policies

The current Core Strategy policies (CS9 and CS11) are focused on employment and retail development and do not necessarily address other main town centre uses such as education, health and other services (3) which have the ability to contribute to the vitality and viability of centres. As such, it is considered that the current approach has a largely neutral effect in terms of maximising opportunities for sustainable travel (4). In terms of supporting a strong, diverse and sustainable economic base (10), it is considered that the current policies have a less positive effect – whilst still seeking to retain a portfolio of sites in order to make an efficient use land (7) the policy is less specific about how the District’s economic needs are to be met, and where this is to be located. They have an otherwise neutral effect in terms of enabling housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium to Long Term
	Cumulative/Compound:	Considered cumulatively, the current policies have a largely neutral effect but has positive effects in terms of promoting the efficient use of land and meeting the economic needs of the District.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current Core Strategy policies are disaggregated meaning that there is not a holistic approach to economic development and does not ensure a “town centres first” approach to development. In particular, the policy is silent on where community facilities should be located, and therefore does not necessarily maximise opportunities for sustainable travel.

The revised policy provides greater specification and is the preferred option. It sets out a spatial strategy for economic development in order to provide for a strong, diverse and sustainable economy. It also makes clear the need to maximise office provision in the town centre, and how other uses will be considered where they are in edge or out of centre locations.

## SP21: Sites Allocated for Economic Development

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
SP21 (i)	New policy	0		0			0		0		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	0	0	?	0	0	0	0	?	?	0	0	0	+	0	0	0	0	0	0	0	++	+	0
SP21 (ii)	No policy	0		0			0		?		0			0				?		0				0		-			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	-	-	0	

### Commentary on effect:

#### SP21 (i): New policy

The appraisal confirms the positive effect it will have in terms of supporting a strong, diverse and sustainable economic base (10) and a significantly positive effect in terms of encouraging a range of employment opportunities that meet the needs of the District. The policy provides a broad indication of employment floorspace that should be provided on these sites which is considered to have a positive effect in terms of applying suitable densities in the context of promoting and improving the efficiency of land use (7). Given that the main purpose of the policy is to propose sites to be allocated for the economic development, it has a neutral impact on housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9). It is also considered that the provision of employment floorspace is likely to have a neutral effect in terms of promoting and maximising opportunities for safe and sustainable travel (4), but there would be the potential for development to improve road safety and opportunities for walking and cycling.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	District	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but some uncertain effects from the appraisal in terms of safe and sustainable travel, and impact on air quality and noise levels, but has positive effects in terms of meeting economic development needs.		

#### SP21 (ii): No policy

No policy would have a negative effect on the local economy as it could not be considered to support a strong, diverse and sustainable economic base (10). The absence of any policy would have uncertain effects in terms of promoting and maximising safe and sustainable travel (4) given that no specific sites would be identified. Furthermore, there is uncertainty that sustainable densities of land use would be achieved in the context of promoting and improving the efficiency of land use (7). There is otherwise considered to be a neutral effect on housing provision (1), improving health, safety and wellbeing (2) improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), protecting air, water and soil quality (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	District	Permanent	<b>Medium</b>
	Cumulative/Compound:	Considered cumulatively, there is a largely neutral effect but a negative effect in terms of being able to fulfil the District's economic potential, and uncertain effects in terms of safe and sustainable travel and efficiency of land use.		

**Summary and conclusion:**

No negative effects requiring mitigation has been identified in either alternative. However, there is a clear benefit in the new policy in identifying sites which would be suitable for meeting the District's economic needs. It also identifies parameters for the quantum of development, to ensure that economic development makes efficient use of land. Furthermore, it could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

The new policy provides greater direction and is the preferred option.

## SP22: Housing Related to Rural Workers

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																												
		1		2			3		4			5			6				7		8				9		10			
DC22 (i)	Revised policy with greater specification	++		0			0		0			+			0				+		0				0		++			
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
DC22 (ii)	Continue current policy	+		0			0		0			+			0				+		0				0		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
		0	++	0	0	0	0	0	0	0	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++	++	0

### Commentary on effect:

#### DC22 (i): Revised policy with greater specification

The policy is concerned with accommodation for rural workers. In doing so, it has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7). Against all other objectives the policy is considered to be neutral, in that it is silent on matters relating to those objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision and the economy of the Borough while safeguarding the rural environment into the future.		

#### DC22 (ii): Continue with current policy

The policy is concerned with accommodation for rural workers. In doing so, it has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7). Against all other objectives the policy is considered to be neutral, in that it is silent on matters relating to those objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision and the economy of the Borough while safeguarding the rural environment into the future.		

### Summary and conclusion:

The existing policy and the proposed new policy score the same against the sustainability appraisal, being very similar in tone and content. There are benefits in reviewing and bringing up to date the exact policy wording. It is therefore concluded that the new policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## SP23: Infrastructure requirements and delivery

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP23(i)	Revised policy with greater specification	+		++			++		++		+			+				0		+				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		+	+	++	+	++	++	+	++	++	++	0	+	++	+	0	+	0	0	+	0	+	0	++	++	+	0	0
SP23 (ii)	Continue current policy	+		+			+		++		+			+				0		+				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	+	0	++	+	0	+	++	++	0	+	++	+	0	+	0	0	+	0	+	0	++	++	+	0	0

### Commentary on effect:

#### SP23 (i): Revised policy with greater specification

The appraisal affirms the multi-functional benefits to be derived from providing high quality infrastructure in a timely manner and with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the infrastructure improving health, safety and wellbeing and reducing inequalities (2), improving accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4), and in helping the district to tackle climate change (9).

The policy also has a positive effect on the provision of housing (1), in as much as the policy actively looks to advantage residents of affordable housing that might not otherwise have as much access to services and facilities, and also those residents who are elderly or have special needs. The conservation and enhancement of the built and natural environment (5) is positive as is the protection of soil, water and air and against noise (6) but infrastructure has a neutral effect on soil quality within the context of new development. The policy has positive and neutral effects on the management and use of natural resources (8) with positive effects on reducing energy use and water consumption and neutral effects on the use of minerals and waste. The appraisal also grades the policy effects on the efficiency of land use (7) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Long term
	Cumulative/Compound:	In positively effecting the majority of the objectives and with no negative effects noted from the appraisal, together there is a significantly positive effect on the quality of life for residents and the environment long into the future.		

#### SP23 (ii): Continue current policy

The appraisal endorses the multi-functional benefits to be derived from providing high quality infrastructure and with a high likelihood of having a positive effect overall on the sustainability of development in the longer term. The appraisal highlights particular strength in the policy with regard to infrastructure contributing towards promoting safe and sustainable travel choices (4) and helping to tackle climate change (9). As regards the objectives covering provision of housing (1) health, wellbeing and reducing inequalities (2), improving access to community infrastructure (3), protecting the character of the natural and historic environment (5), protecting soil, water and air and

minimising noise (6) and efficient use of natural resources (8) the policy is assessed as helping to achieve the objectives but the policy is more aspirational in seeking what it wants to achieve and the absence of mention of timely provision not does not guarantee provision occurs at the most appropriate time. The appraisal marks the policy effects on the efficiency of land use (7) support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Long term
	Cumulative/Compound:	Together the effects from the policy is positive but the generality of the policy places at risk the realisation of high quality GI at the application stage.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level in which the effects on sustainability of providing infrastructure in new development is implied. It does not specify the point at which infrastructure must be provided and thus relies on the negotiation and willingness of parties to achieve the best outcomes at the application stage.

The revised policy provides that greater specification and is the preferred option. The policy can be strengthened still further by supplementary information on local standards and the priority locations for different types of infrastructure.

## Policy DC1: Development in the Countryside

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC1(i)	Revised policy	+		0			+		+		++			+				++		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
DC1(ii)	Continue current policy	+		0			+		+		++			+				++		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	+	0	0	+	+	++	0	+	0	+	0	++	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC1 (i): New policy

The policy sets out a presumption against development in the countryside, together with criteria covering exceptions to that rule. In doing so, the policy has the greatest effect on the sustainability objective of protecting the character of the environment (5) and promoting the efficient use of land (7). Restricting development in the countryside also makes a positive contribution to ensuring dwellings have access to infrastructure (3) and facilitate sustainable travel and minimise emissions (4, 6), which are easier to achieve in already developed areas, where the need to travel is less. Limiting development in the countryside also contributes to the safeguard or agricultural land (soil resources) (6). The exception criteria allow for specific types of housing development, thereby contributing to the housing objective (1), as well as development to support the rural economy (10). A criterion also specifically allows for exceptions where a development would secure the future of a heritage asset (5).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Terms
	Cumulative/Compound:	The policy strikes an appropriate balance between restricting development in the countryside while allowing appropriate exceptions, making an overall positive contribution to sustainable development.		

#### DC1 (ii): No policy / Current policy

The current policy covers residential development in the countryside only, though includes some similar exceptions. The policy has the greatest effect on the sustainability objective of protecting the character of the environment (5) and promoting the efficient use of land (7). Restricting development in the countryside also makes a positive contribution to ensuring dwellings have access to infrastructure (3) and facilitate sustainable travel and minimise emissions (4, 6), which are easier to achieve in already developed areas, where the need to travel is less. Limiting development in the countryside also contributes to the safeguard or agricultural land (soil resources) (6). The exception criteria allow for specific types of housing development, thereby contributing to the housing objective (1).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Terms
	Cumulative/Compound:	The policy strikes an appropriate balance between restricting development in the countryside while allowing appropriate exceptions, making an overall positive contribution to sustainable development.		

### Summary and conclusion:

The proposed new policy is wider reaching in the development types it covers, as well as more detailed in setting out exception criteria. Notably it scores better against criteria concerned with historic assets and the economy. Overall, it provides more positive sustainability effects than continuing with the current policy. No negative effects requiring mitigation have been identified.

## DC2: Health and Wellbeing

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC2 (i)	New policy	0		++			+		+		++			+				+		+				++		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		0	0	++	++	++	++	0	+	++	++	++	++	+	+	0	+	0	+	+	+	+	0	+	+	+	+	+
DC2 (ii)	No policy	0		+			+		+		+			+				+		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	+	+	+	0	0	+	+	+	+	+	0	0	+	+	+	+	0	0	0	0	+	+	0	+

### Commentary on effect:

#### DC2 (i): New policy

The appraisal affirms the benefits of having a specific policy which supports and enhances positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. It highlights particular strength in the policy with regard to the significantly positive contribution it makes towards the health and wellbeing of the new residents (2), protecting landscape character and distinctiveness and providing for wildlife (5) and responding to climate change (9). It is also positive in accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4), the protection of soil water and air and against noise (6), the efficiency of land use (7), the management and use of natural resources (8) and support of a sustainable economic base (10). Its only neutral effect is on the contribution it makes towards the provision of housing (1).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Short to long term
	Cumulative/Compound:	In either significantly positively or positively effecting the majority of the objectives and with no negative effects noted from the appraisal, there is an overall significantly positive effect on the long term mental and physical health and wellbeing of communities in West Berkshire which contributes to reducing health inequalities.		

#### DC2 (ii): No policy

A no policy approach would mean relying on national guidance and other Local Plan policies such as LPR7 Design Principles. Policy would be implicit rather than explicit. The appraisal recognises that this would be a positive approach for most of the objectives, with only the contribution it makes towards the provision of housing (1) and the efficient use of natural resources (8) being assessed as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local to strategic	Permanent	Short to long term
	Cumulative/Compound:	Together the effects from using national guidance and other Local Plan policies are positive but the lack of specificity places at more at risk the realisation of achieving development that truly does support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. Having no policy would mean relying on national guidance and other policies in the Local Plan. Policy would be implied, rather than specifically highlighted. A policy which sets out the importance the Council places on the consideration of health and wellbeing in new development is the preferred option.

## DC3: Building Sustainable Homes and Businesses

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC3 (i)	Revised policy	-		++			0		+		+			0				+		++				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	-	++	0	++	0	0	0	++	+	+	+	+	0	0	0	+	+	++	++	++	++	++	++	+	0	0
DC3 (ii)	Continue current policy (CS15)	++		0			0		0		0			0				-		-				-		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	0	0	0	0	0	0	0	-	0	0	-	0	0	0	-	-	-	-	-	-	-	--	-	0	0

### Commentary on effect:

#### DC3 (i): Revised policy

The proposed revised policy requires houses to be built to the Home Quality Mark which starts off at a standard almost equivalent to Part L of the building regulations but then progresses to net Carbon neutral and even carbon positive. However, the viability assessments done say that there is a trade-off between the number of affordable houses that can be provided and made to be net carbon neutral which means that the policy cannot maximise the provision of affordable housing. Homes that are provided to the HQM must be healthy and have access to gardens and green infrastructure as these are areas required to be scored.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	National	Permanent	Long term
	Cumulative/Compound:			

#### DC3 (ii): Continue current policy

The current policy required homes built after 2016 to be net carbon neutral and proposed a standard that was abolished by the Government in 2014 (Code for Sustainable Homes). As a result many of the sustainability objectives must record a negative impact as they are not required and do not in any way contribute to reducing greenhouse gas emissions.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long term
	Cumulative/Compound:			

### Summary and conclusion:

The introduction of the HGM gets round the issue of the Government abolishing the Code for Sustainable Homes by the introduction of the HQM which goes from Part L of the building Regulations to Carbon neutral and even allows for Carbon positive developments. The policy also allows for the phasing of an increase in standards and forces developers to defend their decision to not build carbon neutral products or even carbon positive developments. As homes are the major component of greenhouse gas emissions due to their construction and lifespan the fact that the existing policy does not require new houses to be built to a carbon neutral standard is a major negative factor and contrary to the Council objective of being carbon neutral by 2030. The revised policy is preferred.

## DC4: Environmental Nuisance and Pollution Control

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
DC4 (i)	Revised policy with greater specification	+		0			0		0		0			+				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	+	+	0	0	0	0	0	0	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	+	+
DC4 (ii) (Policies OVS5, 6, 7, 8)	Continue current policy	-		0			0		0		0			0				0		0				0		0			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC4 (i): Revised policy with greater specification

The appraisal affirms the multi-functional benefits to be derived from providing a new policy on Environmental Nuisance and Pollution Control (ENPC) integrated into a single policy with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the ENPC contribution towards maximising housing in sustainable locations (1), protecting soil, water, and air pollution with benefits for both human health and for wildlife (6). There is an overall positive effect on supporting a strong economic base (10) as the revised policy seeks to ensure development is compatible with surrounding uses, and would not place unreasonable restrictions on existing businesses. Policy is neutral on all other indicators.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	National	Permanent	Long term
	Cumulative/Compound:	There are positive attributes to a revised and consolidated policy, with no negative effects noted from the appraisal. Overall, the policy has a predominately neutral impact on the quality of life for residents and the environment long in to the future.		

#### DC4 (ii): Continue current policy

The appraisal confirms that the current practice of having separate policies for Environmental Nuisance and Pollution Control (ENPC) (OVS5, 6, 7 / 8) does not provide the best solution or holistic approach to development and therefore results in a negative effect for the provision of housing in sustainable locations (1). Due to the age of the existing policies, and relying on national guidance that is no longer in circulation, the assessment is neutral on all other indicators.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	National	Temporary	Short term

	Cumulative/Compound:	There is a predominately neutral effect in retaining the existing policies, though there are negative effects on the provision of housing, as the policies are not consistent with current government guidance.
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**Summary and conclusion:**

The current policies have been carried over since 2007 so are out of date and do not set a high level which sits well with sustainability in new development. They current rely on a great deal of negotiation and willingness of parties to achieve the best outcomes at the application stage.

The revised policy provides that greater specification and is the preferred option. The policy can strengthened still further by supplementary information on local standards for example the North Wessex Downs Area of Outstanding Natural Beauty is more susceptible to noise and light pollution than other parts of the District.

## DC5: Water Quality

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC5 (i)	New policy	0		+			0		0		++			++				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	++	0	0	0	0	++	++	+			+	++	0	0	0	0	+	0	+	+	0	0	0
DC5 (ii)	No policy	0		0			0		0		0			0				0		0				-		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	-	0	-	-	0	0	0

### Commentary on effects:

#### DC5 (i): New policy

This option aims to improve the water quality of water bodies, above and below ground, to be in line with the Water Framework Directive requirements. Overall, the effect of the policy on sustainability is positive and affirms the benefits of having a specific policy that in conjunction with other policies in the Local Plan contributes particularly to its primary purpose of the protection and improvement of water quality (6), the conservation and enhancement of biodiversity and landscape (5), as well as having a positive effect in the longer term on people's health and wellbeing (2), and the use of green and blue infrastructure (9) in support of climate change and the quality of the public realm. The contribution of developments in improving water quality and the ecology of water bodies is likely to have a positive effect on ensuring that new development does not adversely impact on biodiversity and ensuring that, for example, it takes sewerage infrastructure into account. Otherwise the effects of the policy are likely to be neutral. Whilst there may be localised effects close to development in the short term, the substantial benefits of this policy will be achieved by cumulative action over a longer time period and alongside other policies relating to the management of the water environment and the actions of partners.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local, scaling up to catchment	Permanent	
	Cumulative/Compound:	The primary benefits of this policy for human health and the environment will be its application over a longer period of time and with the increasing scale of new development.		

#### DC5 (ii): No policy

The NPPF makes only brief reference to water quality and does not state how the planning system should protect and enhance water quality. As such there is a risk that the NPPF could permit development, which was detrimental to the water environment. With no provision within the Local Plan Review it is likely that new development at best is likely to have a neutral effect on water quality. Developments will continue to impact on surface water quality if sustainable drainage systems (SUDs) is not used to reduce surface water run-off and surface water pollution. It can also be assumed that water sensitive design, which seeks to mitigate and even enhance the impact on development on water resources, will not be pursued.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local, scaling up to catchment	Permanent	Long

	Cumulative/Compound:	Static or declining chemical and ecological status of water bodies is likely to be the outcome and a loss of opportunity to address impacts on health, the environment and climate change in the long run.
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**Summary and conclusion:**

The lack of policy addressing water quality would risk the District not meeting its obligations with respect to the Water Framework Directive objectives for good chemical and ecological status and more particularly missing an opportunity for the residents and visitors to West Berkshire to consume water of higher quality and enjoy a more accessible and vibrant water environment. The proposed policy is preferred.

## DC6: Water resources

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC6 (i)	New Policy	+		0			+		0		+			0				0		++				++		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	+	0	0	0	+	+	0	0	0	0	+	0	+	++	0	++	0	++	+	0	+	+
DC6 (ii)	No policy	+		0			0		0		-			0				0		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	?	0	-	0	0	0	0	-	0	0	0	0	0	-	0	0	+	0	0	0	+	0	0	+	+

### Commentary on effect:

#### DC6 (i): New policy

Overall, the effect of the policy on sustainability is positive and affirms the benefits of having a specific policy that in conjunction with other policies in the Local Plan contributes particularly to the reduction in consumption of natural resources (8) and mitigation of impacts on climate change (9) and including the promotion of energy efficiency and a reduction in the need for larger infrastructure. This option aims to maximise water and energy efficiency within the context of recent government guidance. It ensures the supply and wise use of water to new housing provision (1) and economic non-residential development (10). It will contribute positively in an indirect way by encouraging development to adopt higher water efficiency standards to alleviate water stress for the benefit of surface and groundwater flows, wetlands and associated biodiversity and landscape character (5). With regard to sub-objectives (6)(d) and (7)(b) the effects would be positive by helping to reduce the impact of pollutants on water quality and influence the most appropriate density of land use towards the most efficient means of managing water resources. However, the headline objective is marginally assessed as neutral due to the remaining sub-objectives being neutral. The remaining effects are neutral with respect to health and wellbeing (2), sustainable travel (4).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local river catchments and aquifers	Permanent	Long
	Cumulative/Compound:	Increasing positive effects over time as more and more development deliver higher efficiency in water use and re-use.		

#### DC6 (ii): No policy

This option would rely on the general standards of the Building Regulations to regulate developments to conserve water through efficiency measures. With the level of development expected throughout the plan period, this would bring negative effects on the natural environment (5), particularly on biodiversity. Mitigation may be possible in localised situations but the effect of cumulative increase in consumption of this finite resource is considered to be negative. Although the overall effect on air, water, soils and noise (6) is neutral, negative effects on water quality (6)(d) are expected due to likely higher concentrations of pollution and similarly a gradual degradation in of environmental and social conditions and pride of place (2)(a). Significantly, the primary objective in relation to this policy, the reduction of consumption of natural resources and their efficient management (8) is assessed as having a neutral effect due to lower standards in this policy option.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Cumulative/Compound:	The application of lower water efficiency standards would cumulatively have a negative impact on the environment and ensuring a secure water supply in the longer term.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified for the new policy. The higher standards of water efficiency and re-use will cumulatively contribute to a range of sustainability objectives compounded over the longer term benefiting the environment, climate change and quality of life from a more secure supply of water for consumption and recreation. For this reason the new policy is the preferred option.

## DC7: Air Quality

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC7 (i)	New policy	0		++			0		0		+			++				?		+				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	++	0	++	+	0	0	+	++	0	+	++	+	+	+	?	?	+	+	+	?	++	0	0	0	0
DC7 (ii)	No policy	+		+			0		0		+			+				?		+				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	+	0	+	0	0	0	+	++	0	+	+	+	+	+	?	?	+	+	+	?	+	0	0	0	0

### DC7 (i): New policy

The most positive effects from this policy on sustainability come from promoting health, wellbeing and active lifestyles (2), the protection and improvement of air quality (6) and the reduction of emissions in addressing climate change (9). Effects are indirectly positive on the reduction of consumption and efficient use of natural resources (9) and on the natural, built and historic environment (5) though arguably the significantly positive effects on biodiversity could weigh up the overall objective here. Primarily the positive effects relate to the mitigatory activity whereby the policy should help steer away from less sustainable locations at risk from air pollution and encourage development to utilise mitigation measures such as improvements in transport infrastructure, the use of low energy technologies in design and construction and the use of green infrastructure to benefit communities and the environment.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Largely local to the development	Permanent	Long term
	Cumulative/Compound:	The cumulative effect on the policy on development should result in a long term downward trend in air pollution and overall improvement in air quality, especially when considered in conjunction with other policies such as transport.		

### DC7 (ii): No policy

Most of the effects are assessed as positive rather than significantly positive largely because of reliance on national policy which would not promote compliant development at a local level and in the right places for communities relying instead on national environmental limits values for pollutants and air quality targets. This policy also mitigates against participation in co-ordinated action cross-boundary. Given the level of housing provision (1) the appraisal gives rise to the possibility of development in less sustainable locations especially in the major urban areas.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	National	Permanent	Long term
	Cumulative/Compound:	Uncertain		

**Summary and conclusion:**

Both policies are considered to have an overall positive effect on sustainability for the local plan. Air quality is driven by national and international standards and strategy with obligation to implement actions locally. The new policy is favoured as it fulfils that role and supports the West Berkshire's commitments in the Environmental Strategy 2020 to cleaner air and will work in conjunction with other policies to deliver the Local Plan Review objectives with respect to climate change, communities and environment.

**Mitigation:** No negative effects requiring mitigation have been identified.

## DC8: Conservation Areas

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC8 (i)	Revised policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC8 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC8 (i): Revised policy with greater specification

The appraisal affirms that the policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of conserving and enhancing the character, appearance and significance of Conservation Areas. In conjunction with policy SP9, the policy would also ensure the sensitive design of proposals to ensure that they respect their setting as part of the wider landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

#### DC8 (ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect against the majority of objectives, but it does have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). The policy does not however specifically identify all of the different types of heritage assets in the District, referring to them in general terms only. Neither does it set out what criteria should be considered in order to conserve and enhance the character, appearance and significance of Conservation Areas. The appraisal indicates that the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and

improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to have regard the character, appearance and significance of Conservation Areas. It does not identify the considerations which applicants should address in preparing proposals. Thus it is left open to interpretation as to how the special character and appearance of a Conservation Area should be defined and how the impact of proposals should be assessed.

The revised policy provides that greater specification and is the preferred option.

## DC9: Listed Buildings

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC9 (i)	Revised policy with greater specification	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC9 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC9 (i): Revised policy with greater specification

The appraisal affirms that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of seeking to preserve the significance of Listed Buildings. In conjunction with policy SP9, the policy would also ensure the sensitive design of proposals to ensure that they respect their setting as part of the wider landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

#### DC9 (ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect and also has a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). The policy does not however specifically identify all of the different types of heritage types in the District, referring to them in general terms only. Neither does it set out what criteria should be considered in order to conserve and enhance the significance of Listed Buildings and their settings. The appraisal indicates that the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to consider and assess the significance of Listed Buildings. It does not detail the information which is needed in order to assess the effect on the significance and architectural and historic interest of the Listed Building, and thus this is left open to interpretation and negotiated through the planning application process.

The revised policy provides that greater specification and is the preferred option.

## DC10: Non-designated heritage assets

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC10(i)	Revised policy with greater specification	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC10(ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC10 (i): Revised policy with greater specification

The appraisal affirms that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of seeking to ensure that development has a clear understanding of the significance of non-designated heritage assets and their settings. In conjunction with policy SP9, the policy would also ensure the proposals have regard to the integrity of the landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

#### DC (ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect and also has a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). The policy does however specifically identify all of the different types of heritage assets in the District, referring to them in general terms only. Neither does it set out what criteria should be considered in order to assess the significance of non-designated heritage assets and their settings. The appraisal indicates that the policy would have a neutral effect on all other objectives: the provision of housing (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to consider and assess the significance of non-designated heritage assets and their settings. It does not detail the information which is needed in order to assess the effect on the significance of non-designated heritage assets, and thus this is left open to interpretation and negotiated through the planning application process.

The revised policy provides that greater specification and is the preferred option.

## DC11: Registered Parks and Gardens

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC11 (i)	Revised policy with greater specification	0		+			0		0		++			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC11 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+

### DC11(i): Revised policy with greater specification

The appraisal indicates that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of Registered Parks and Gardens. It will also ensure that proposals consider the integrity of the landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

### DC11(ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect against the majority of the objectives, but does have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). The policy does not however specifically identify all of the different types of heritage assets in the District, referring to them in general terms only. Neither does it set out what criteria should be considered in order to conserve and enhance the particular significance of Registered Parks and Gardens. The appraisal indicates that the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
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Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to assess the impact of proposals on Registered Parks and Gardens. It does not identify the considerations which applicants should address in preparing proposals. Thus it is left open to interpretation as to what should be considered in assessing the impact of proposals on Registered Parks and Gardens.

The revised policy provides that greater specification and is the preferred option.

## DC12: Registered Battlefields

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC12 (i)	Revised policy with greater specification	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC12 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### DC12 (i): Revised policy with greater specification

The appraisal indicates that the policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of Registered Battlefields. It will also ensure that proposals consider the integrity of the landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

### DC12 (ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect against the majority of the objectives, but does have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). It does not however, identify Registered Battlefields as a heritage asset or what should be considered in their conservation and significance. Nor does it specifically identify the different types of heritage assets in the District. The appraisal indicates that the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
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Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to assess the impact of proposals on Registered Battlefields. It does not identify the considerations which applicants should address in preparing proposals. Thus it is left open to interpretation as to what should be considered in assessing the impact of proposals on Registered Battlefields.

The revised policy provides that greater specification and is the preferred option.

## DC13: Assets of Archaeological Interest

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC13 (i)	Revised policy with greater specification	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC13 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### DC13 (i): Revised policy with greater specification

The appraisal indicates that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of heritage assets of archaeological interest. It will also ensure that proposals consider the topographical integrity of the landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

### DC13(ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect against the majority of the objectives but does have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). It does not however, identify assets of archaeological interest as heritage assets or what should be considered in their conservation and significance. Nor does it specifically identify the different types of heritage assets in the District. The appraisal indicates the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
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Predominately neutral;	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to assess the impact of proposals on assets of archaeological interest. It does not identify the considerations which applicants should address in preparing proposals. Thus it is left open to interpretation as to what should be considered in assessing the impact of proposals on assets of archaeological interest.

The revised policy provides that greater specification and is the preferred option.

## DC14: Trees, woodland and hedgerows

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC14 (i)	New policy	0		+			0		0		++			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	+	+	0	0	0	++	+	++	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0
DC14 (ii)	No policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC14 (i): New policy

The appraisal reaffirms that the policy would have a significantly positive effect on the natural, built and historic environment (5) in terms of recognising the value of trees, woodland and hedgerows as ecological assets, their contribution to landscape distinctiveness. In addition, the policy recognises the potential harm resulting from the loss of ancient woodland, and woodland and hedgerows located in historic parks. The policy also has a positive effect on improving health and wellbeing (2) in terms of improving the quality of green infrastructure and contributing to a sense of place and providing amenity. It also has a positive effect on the climate change objective (9) in terms of recognising the importance of trees, woodland and hedgerows in their adaptation to climate change.

The policy would otherwise have a neutral effect on housing provision (1); accessibility to community infrastructure (3), though does improve access to green infrastructure; safe and sustainable travel (4); air, water and soil quality (6); efficiency of land use (7); natural resources (8); and a strong and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium to Long term
	Cumulative/Compound:	The policy has a neutral effect overall, but has some significant positive effects in terms of conserving and enhancing the natural, built and historic environment, and positive effects on health and wellbeing, and climate change.		

#### DC14 (ii): No policy

This is a new policy for West Berkshire, and as such a comparison has been provided alongside the relevant policies of the NPPF:

- Paragraph 170b) recognises the natural capital, ecosystem services including the economic and other benefits of trees and woodland

- Paragraph 175 c) resists development resulting in the loss or deterioration of irreplaceable habits such as ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons.

The appraisal confirms that the policies would have a positive effect on the on the natural, built and historic environment (5) in terms of recognising the role of trees and woodland in the conservation of wildlife habitats and species. The policy would otherwise have a neutral effect on the remaining objectives: housing provision (1); health and wellbeing (2); accessibility to community infrastructure (3); safe and sustainable travel (4); air, water and soil quality (6); efficiency of land use (7); natural resources (8); climate change (9) and a strong and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium to Long term
	Cumulative/Compound:	Considered cumulatively, the policy would have an overall neutral effect but would have a positive effect on the natural, built and historic environment.		

#### Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The NPPF only identifies the benefits of trees and woodlands and does not recognise hedgerows as part of natural capital and ecosystem services. Furthermore, it is largely concerned with the protection of ancient woodland and ancient or veteran trees. The policies in the NPPF are generally restrictive and provide a relatively narrow interpretation of the benefits of trees, woodland and hedgerows in terms their role in the ecological network, landscape distinctiveness or their value in historic parks and gardens. The new policy is proactive in terms of seeking to restore and enhance trees, woodlands and hedgerows and recognises the benefits of the planting of trees and securing these as a benefit of new developments.

The revised policy provides greater specification and is the preferred option.

## DC15: Entry Level Exception Schemes

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC15 (i)	New Policy	++		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC15(ii)	No Policy	+		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC15 (i): New Policy

The policy sets the criteria for permitting exception sites for entry level affordable housing. In supporting such entry level housing development adjacent to existing settlements in certain parts of the borough, and making clear that the expectation is for these to be 100% affordable, the policy is making a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations. The criteria limit the types of development which will be eligible to be considered in this way, strengthening its contribution to meeting affordable housing need (1). Criteria also make a contribution to the character and distinctiveness objective (5), in drawing attention to the need to meet design policies and minimising the impact on the AONB. The policy is assessed as neutral against all other objectives, on which it is silent.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision while safeguarding the rural environment into the future.		

#### DC15 (ii): No Policy

In the absence of a policy, the NPPF (section 71) would be relied upon to judge entry level exception sites. The NPPF sets out a general support for entry level exception sites, but also sets criteria. In doing so, national policy makes a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations (1) The criteria limit the types of development which will be eligible to be considered in this way, strengthening its contribution to meeting affordable housing need (1). Criteria also make a contribution to the character and distinctiveness objective (5), in drawing attention to the need to meet design policies and minimising the impact on special areas. The policy is assessed as neutral against all other objectives, on which it is silent.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision while safeguarding the rural environment into the future.		

### Summary and conclusion:

The proposed new policy and the national policy both make some positive contribution to a small number of sustainability objectives. This is because the proposal local policy is based on the requirements of the national one. However, in setting a local policy, it is possible to make the policy more locally specific, and thereby more easy to understand and apply, making it stronger. For example, instead of referring to categories of areas, it refers to specific areas of the brough where such exception sites would be considered acceptable. It is therefore concluded that the new policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC16: Rural Exception Housing

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC16 (i)	Revised policy with greater specification	++		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC16 (ii)	Continue current policy	++		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC16 (i): Revised policy with greater specification

The policy is concerned specifically with rural exception for housing. In supporting housing development adjacent to existing rural settlements where there is a need, and making clear that the expectation is for these to be 100% affordable, the policy is making a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations (1). The policy includes criteria to ensure that such developments do not have a detrimental effect on the character of the area, thereby contributing to the character and distinctiveness objective (5). The policy is assessed as neutral against all other objectives, on which it is silent.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision while safeguarding the rural environment into the future.		

#### DC16 (ii): Continue with current policy

The policy is concerned specifically with rural exception for housing. In supporting housing development adjacent to existing rural settlements where there is a need, and making clear that the expectation is for these to be 100% affordable, the policy is making a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations (1). The policy includes criteria to ensure that such developments do not have a detrimental effect on the character of the area, thereby contribution to the character and distinctiveness objective (5). The policy is assessed as neutral against all other objectives, on which it is silent.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision while safeguarding the rural environment into the future.		

### Summary and conclusion:

The existing policy and the proposed new policy score the same against the sustainability appraisal, being very similar in tone and content. There are benefits in reviewing and bringing up to date the exact policy wording. It is therefore concluded that the new policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC17: Self and Custom Build

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC17 (i)	New policy	+		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DC17 (ii)	No policy	+		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

### Commentary on effect:

#### DC17 (i): New policy

The policy is focussed on self and custom build which is a new policy to West Berkshire. The policy seeks to support self-build and custom-build housing with LPAs requiring a proportion of new homes to be provided as serviced plots for self and custom build. LPAs also keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build.

Following the appraisal, all objectives for sustainability in the majority are at a neutral level (objectives 2, 3,4,5,6,7,8,9 and 10) with positive outcomes for objective 1 in terms of maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	M	National	Perm	M
	Cumulative/Compound:			

#### DC17 (ii): No policy

The appraisal indicates that the NPPF custom and self-build housing policies would have a neutral impacted in terms of improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), maximising forms of safe and sustainable travel (4), conserving and enhancing the natural and built environment (5) protecting and improving air, water and soil quality (6), improving the efficiency of land use (7), reducing waste consumption (8), reducing emissions for climate change (9) and supporting a safe and sustainable economy (10).

A positive impact would be linked to objective 1 with the policy enabling an identified need/provision of housing.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	H	National	Perm	M
	Cumulative/Compound:			

**Summary and conclusion:**

The proposed policy is likely to bring about positive effects with regard to maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations. These effects are more likely to occur with the policy than without. It is concluded that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC18: Specialised Housing

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC18 (i)	New policy	+		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DC18 (ii)	No policy	+		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

### Commentary on effect:

#### DC18 (i): New policy

The policy is focussed on specialised housing which is a new policy to West Berkshire. The policy provides specific guidance when it comes to housing for those identified with support or care needs, and contributes positively to the first sustainability objective.

Following the appraisal, all objectives for sustainability in the majority are at a neutral level for objectives 2, 3,4,5,6,7,8,9 and 10. Objective 1 has achieved a positive outcome in the appraisal for maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	M	National	Perm	M
	Cumulative/Compound:			

#### DC18 (ii): No policy

The appraisal indicates that the NPPF specialist housing policies would have a neutral impacted in terms of improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), maximising forms of safe and sustainable travel (4), conserving and enhancing the natural and built environment (5) protecting and improving air, water and soil quality (6), improving the efficiency of land use (7), reducing waste consumption (8), reducing emissions for climate change (9) and supporting a safe and sustainable economy (10).

A positive impact would be linked to objective 1 with the policy enabling an identified need/provision of housing.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	H	National	Perm	M
	Cumulative/Compound:			

### Summary and conclusion:

The proposed policy is likely to bring about positive effects with regard to maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations. These effects are more likely to occur with the policy than without. It is concluded that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC19: Gypsies, Travellers and Travelling Showpeople

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC19 (i)	Revised policy with greater specification	+		+			+		+		+			0				+		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	++	+	+	0	+	0	0	+	+	+	+	0	0	0	0	+	+	0	0	0	0	0	+	0	0	0
DC19 (ii)	Continue current policies	-		+			+		0		+			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	-	+	+	0	+	0	0	+	+	+	0	0	0	0	0	0	+	0	0	0	0	0	+	0	0	0

### DC19 (i): Revised policy with greater specification

The appraisal affirms the benefits of having a revised policy which responds to meeting the needs of Gypsies and Travellers, and Travelling Showpeople, as based on an up to date needs accommodation assessment, and having regard to the 2015 definition of 'Gypsy and Traveller'. It thus highlights a positive approach to seeking to meet the needs of this section of the community (1), seeks to reduce unauthorised sites by providing a policy, which benefits both the settled community and the traveller community, and benefits the character of the area (2) and (5), provides accessibility to community infrastructure (3) by seeking to locate pitches and plots in accessible locations and provide access to facilities and services; promotes travel choices (4), directs development to the most appropriate locations, and to previously developed land, and details what is expected of the applicant to demonstrate as part of the planning application (5) and (7), and seeks to respond to flood risk and promote sustainable urban drainage systems (9). The policy would have a neutral impact on sustainability objectives in seeking to protect and improve soil, water and air, and minimise noise (6); reducing consumption and waste of natural resources (8); and in support of a sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local and neighbouring (extends into Reading/BDBC)	Permanent	Long
	Cumulative/Compound:	The sustainability effects are generally positive, with no negative effects noted from the appraisal. Overall, the policy is considered to have a positive effect on the long term impacts of the needs of gypsies and travellers and travelling showpeople.		

### DC19 (ii): Continue current policies

The assessment has been undertaken on Core Strategy Policy CS7 and Housing Site Allocations Policy TS3.

The DCLG document 'Planning policy for traveller sites' (PPTS) (2015) amended the definitions of both 'Gypsy and Traveller' and 'Travelling Showpeople'. The current policies were predicated on the previous version of the PPTS (2012), including the previous definitions of 'Gypsy and Traveller' and 'Travelling Showpeople', and West Berkshire's Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2015.

The existing policies have a predominately neutral impact when measured against the sustainability objectives. The main negative score relate to the provision of gypsy and traveller sites (1), as they are predicated on older policies and a previous accommodation needs assessment, not representing up to date need. An overall neutral impact has been assessed against 7 as the policy did not explicitly seek to build on previously developed land, but sought to ensure the site is well designed.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local and neighbouring	Permanent	Long
	Cumulative/Compound:	The effects of the policy are largely neutral, but the existing policy would not provide housing to meet all sectors of the community as the policy is based on an earlier definition of Gypsies, Travellers and Travelling Showpeople, and on a need outlined in a previous Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.		

### Summary and conclusion:

The DCLG document 'Planning policy for traveller sites' (PPTS) (2015) and the NPPF (2019) requires an assessment of the current needs of Gypsies and Travellers and Travelling Showpeople and a projection of future needs. The Council has a duty to assess traveller need and plan for such need.

The current policies as set out in the Core Strategy and the Housing Site Allocations Development Plan Document are based on the previous definition of 'Gypsies and Travellers' and 'Travelling Showpeople' as set out in 'Planning Policy for Traveller Sites' dated March 2012, and based on the 2015 version of the West Berkshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. Therefore, whilst the content of both existing policies (Core Strategy CS7 and Housing Site Allocations Policy TS3) have a neutral or positive impact on the sustainability objectives, the revised policy is better able to reflect the up to date PPTS, definition of 'Gypsy and Traveller' and 'Travelling Showpeople' and in response to findings and recommendations of the 2020 Gypsy and Traveller and Travelling Showpeople Accommodation Assessment. This therefore mitigates the negative score given in objective 1 for the provision of housing, particularly specialist housing. The revised policy also seeks to explicitly promote previously developed land. Therefore, the revised policy which amalgamates and updates the two existing policies is the preferred option.

## DC20: Retention of Park Home Sites

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC20 (i)	Revised policy with greater specification	+		0			0		0		0			0				0		0				?		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	+	0
DC20 (ii)	Continue current policy	0		0			0		0		0			0				?		0				?		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	?	0	0	0

### DC20 (i): Revised policy with greater specification

The appraisal confirms the positive effect that will be had in terms of helping to meet the housing need for different groups in the community, and specifically low-cost home ownership. Whilst the policy principally safeguards these sites, it does allow for their loss (either in full or on part) on an exceptional basis where it would provide 100% affordable housing to meet locally identified needs. As such, it has the potential to have a positive effect in terms of providing housing stock which is better suited to meet local housing needs (1). Given that the overall thrust of the policy is to retain park home sites, the overall impact of the policy is likely to be neutral in terms of the impact on health, safety and wellbeing (2), access to community infrastructure (3), opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), the efficiency of land use (7), use of natural resources (8). Where park home sites do come forward for redevelopment, there may be opportunities to enhance landscape character and the setting of heritage assets (5), but this effect is likely to be offset by the visual impact of park home sites which are retained. The impact on climate change is uncertain (9) given that such uses are classified as a 'highly vulnerable' use and pre-exist national planning practice guidance on flood risk. Whilst the policy will largely have a neutral effect on supporting a strong, diverse and sustainable economic base – there may be positive effects as low cost home ownership may help to attract workers to the district (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has a largely neutral effect but some uncertain effects from the appraisal in terms of the potential effects on climate change, but has positive effects in terms of meeting housing need.		

### DC20 (ii): Continue current policy

It is considered the continuation of the saved policy would likely to have a neutral effect in terms of helping to meet housing need for different groups in the community (1), given that it is a more permissive policy, and will not necessarily safeguard park home sites in their entirety or provide 100% affordable housing following their redevelopment. Given that the overall thrust of the policy is to retain park home sites, the overall impact of the policy is likely to be neutral in terms of the impact on health, safety and wellbeing (2), access to community infrastructure (3), opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6),

use of natural resources (8). Where park home sites do come forward for redevelopment, there may be opportunities to enhance landscape character and the setting of heritage assets (5), but this effect is likely to be offset by the visual impact of park home sites which are retained. The impact on climate change is uncertain (9) given that such uses are classified as a 'highly vulnerable' use in flood risk terms and are such likely to have pre-dated the requirements for a sequential and exception tests in national planning practice guidance. The permissive nature of the saved policy does not however necessarily minimise the loss of high-quality agricultural land (7) given that it more readily provides for the construction of permanent residential development. It is considered that there is a neutral effect on encouraging a range of employment opportunities that meet the needs of the District (10) – it is considered the impact is neutral given that park homes as a form of low cost home ownership would not necessarily be protected by this policy.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has a largely neutral effect but some uncertain effects from the appraisal in terms of the potential effects on land use and climate change.		

**Summary and conclusion:**

No negative effects requiring mitigation has been identified in either alternative. The saved policy in the West Berkshire District Local Plan is relatively permissive and in definitive in terms of when development would 'normally be resisted'. It is also silent in terms of whether it would provide for the partial loss of such sites, and whether a mix of affordable and market housing could be provided. As such, it does leave park home sites potentially vulnerable to speculative planning applications. It also relies on the decision maker to have an understanding of how the policy should normally be implemented.

The revised policy provides greater specification and is the preferred option.

## DC21: Development of new homes above retail units

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC21 (i)	Revised policy	++		0			+		+		0			0				++		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	++	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	++	++	0	0	0	0	0	0	0	0
DC21 (ii)	Continue current policy	++		0			+		+									++								+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	B	a	b	c	d	a	b	a	b	c
		0	++	-	0	0	+			+									++	++								

### DC21 (i): Revised policy

The policy provides in principle support for homes above retail units. In doing so it supports the objectives of providing sufficient homes (1) and making efficient use of land (7) Since the vast majority of such development would take place in town centres, it also supports the objectives of improved access to services (3), reducing the need to travel by unsustainable modes (4) and supporting the vitality of town centres (10). The policy is judged as neutral against all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy gives clear support for a sustainable form of residential development		

### DC21 (ii): Continue current policy

The policy provides in principle support for homes above retail units, and seeks to protect against their loss. In doing so it supports the objectives of providing sufficient homes (1) and making efficient use of land (7) Since the vast majority of such development would take place in town centres, it also supports the objectives of improved access to services (3), reducing the need to travel by unsustainable modes (4) and supporting the vitality of town centres (10). A possible negative effect is noted against the health objective (2), in that the policy indicates that standards for amenity space may not need to be met in such development, which could have detrimental effects on wellbeing. Overall, though, the effects on the health objective remains neutral when factoring in other factors. The policy is judged as neutral against all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy gives clear support for a sustainable form of residential development		

### **Summary and conclusion:**

The policy supports the development of homes on sustainable locations and development types. It produces only positive effects against the sustainability objectives, especially in its revised form. The policy should be included in the plan.

## DC22: Housing Related to Rural Workers

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																												
		1		2			3		4			5			6				7		8				9		10			
DC22 (i)	Revised policy with greater specification	++		0			0		0			+			0				+		0				0		++			
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
DC22 (ii)	Continue current policy	+		0			0		0			+			0				+		0				0		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
		0	++	0	0	0	0	0	0	0	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++	++	0

### Commentary on effect:

#### DC22 (i): Revised policy with greater specification

The policy is concerned with accommodation for rural workers. In doing so, it has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7). Against all other objectives the policy is considered to be neutral, in that it is silent on matters relating to those objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision and the economy of the Borough while safeguarding the rural environment into the future.		

#### DC22 (ii): Continue with current policy

The policy is concerned with accommodation for rural workers. In doing so, it has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7). Against all other objectives the policy is considered to be neutral, in that it is silent on matters relating to those objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision and the economy of the Borough while safeguarding the rural environment into the future.		

### Summary and conclusion:

The existing policy and the proposed new policy score the same against the sustainability appraisal, being very similar in tone and content. There are benefits in reviewing and bringing up to date the exact policy wording. It is therefore concluded that the new policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC23: Conversion and/or re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC23 (i)	Revised policy	+		0			0		0		+			0				+		+				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	+	0	0	0	0	0
DC23 (ii)	Continue current policy	+		0			0		0		+			0				+		+				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	+	0	0	0	0	0

### Commentary on effect:

#### DC23 (i): Revised Policy

The policy sets out the criteria that will be applied in determining applications for conversion and/or re-use of existing redundant and disused buildings in the countryside to residential use. These relate largely to the impact on the surrounding landscape, any historic buildings and protected species (5); The support for re-use in itself contributes positively to housing supply(1), the efficient use of land (7) and minimisation of minerals resource use (8). The policy is considered neutral in all other respects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a small number of developments. While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be neutral.		

#### DC23 (ii): Continue with Existing Policy

The existing policy is notably similar in tone and content to the proposed new policy. It is therefore considered to have the same sustainability effects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a small number of developments. While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be positive.		

### Summary and conclusion:

While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted, namely on housing supply, environmental character, and the use of land and resources. The overall effect is therefore considered to be positive. It is recommended that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC24: Replacement of Existing Dwellings in the Countryside

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC24 (i)	Revised policy	0		0			0		0		+			0				+		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	+
DC24 (ii)	Continue current policy	0		0			0		0		+			0				+		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	+

### Commentary on effect:

#### DC24 (i): Revised Policy

The policy supports redevelopment of existing dwellings in the countryside, subject to a number of detailed criteria. The support for replacement dwelling supports the objective of reusing previously developed land (7) and the policy criteria ensure that any such development continues to make a positive contribution to the objectives of landscape character, including biodiversity and historic conservation (5), as well as to the objective of supporting the economy (10) through safeguards relating to the needs of rural enterprises. The policy is considered neutral in all other respects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long term
	Cumulative/Compound:	While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be positive.		

#### DC24 (ii): Continue with Existing Policy

The existing policy is notably similar in tone and content to the proposed new policy. It is therefore considered to have the same sustainability effects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short to long term
	Cumulative/Compound:	While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be positive.		

### Summary and conclusion:

While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted, namely on the efficient use of land and the protection of the character of the environment. The overall effect is therefore considered to be positive. It is recommended that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC25: Extension of Residential Curtilages

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC25 (i)	Revised policy	0		0			0		+		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC25 (ii)	Continue current policy	0		0			0		+		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC25 (i): Revised Policy

The policy sets out the criteria that will be applied in determining applications for the extension of residential curtilages. The criteria relate to the impact of the proposal on the surrounding area, as well as highways safety, thereby contributing positively to the sustainability objectives dealing with those matters (5 and 4).

The policy is considered neutral in all other respects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a small number of developments. While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be neutral.		

#### DC25 (ii): Continue with Existing Policy

The existing policy is notably similar in tone and content to the proposed new policy. It is therefore considered to have the same sustainability effects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a small number of developments. While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be neutral.		

### Summary and conclusion:

While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted, namely on the protection of the character of the environment and on safe travel. The overall effect is therefore considered to be positive. It is recommended that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC26: Sub-division of Existing Dwellings in the Countryside

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC26 (i)	New policy	++		0			+		+		+			0				++		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	0	0	0	+	0	0	+	0	+	0	+	0	0	0	++	+	0	0	0	+	+	0	0	0	0
DC26 (ii)	No policy	++		0			0		0		0			0				++		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	+	0	0	0	0	0

### Commentary on effect:

#### DC26 (i): New policy

The policy supports the subdivision of dwellings in the countryside, subject to a number of detailed criteria. In doing so it supports the objective of enabling housing provision (1) and reusing previously developed land (7). It also contributes to minimising the consumption of minerals, since reuse is more efficient than new-build (9). At the same time, policy criteria ensure the safeguarding of the character of the environment (5). Criteria also place importance on the relationship of proposed sub-divisions to settlements and their shops, services and facilities. This makes a contribution to accessibility of community infrastructure (3), as well as the possibility of accessing them by sustainable modes, and thereby air quality (4, 6). The policy is considered to be neutral against all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a limited number of developments, but where it is applied it is considered to have a positive effect overall in contributing to housing supply of certain types, while safeguarding the countryside.		

#### DC26 (ii): No policy

In the absence of this policy that Council would be relying on paragraph 79 of the NPPF. This allows for the sub-division of dwellings in the countryside, but in setting no other particular criteria for that type of development, such development would be less positive in sustainability terms

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately negative	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	Without a policy, positive effects are limited to the contribution to housing supply and the efficient use of land		

### Summary and conclusion:

The policy makes a positive contribution to a greater number of objectives that would be achieved without the policy. It is recommended that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC27: Residential Extensions

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC27 (i)	Revised policy with greater specification	0		+			0		0		+			0				+		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	++	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0
DC27 (ii)	Continue current policy	0		+			0		0		+			0				+		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0

### DC27 (i): Revised policy with greater specification

The appraisal finds that a revised policy would have a predominately neutral impact on the sustainability objectives. There are positive effects attributed to improving the health and wellbeing (2) and conserving and enhancing the character of the area (5). In terms of 2(a) and (c) the policy seeks quality amenity space (GI), no adverse impact on neighbour amenity, and high quality design. In terms of 5, there is particular strength in seeking high quality design, and the criteria lists specific design attributes to achieve (subservient design, consideration of window placement, materials). Some criteria goes above and beyond the existing policy. The policy seeks to conserve and enhance biodiversity features and requires development to not have an adverse impact on trees (5a) and advocates no harm to the historic setting (5c). A positive score has been given to promoting and improving the efficiency of land (7) as the policy seeks to make efficient use of existing residential land in both settlement and out of settlement areas. The policy would have no bearing in meeting the remaining sustainability objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long
	Cumulative/Compound:	Cumulatively the policy has a predominately neutral effect, and has positive effects in terms of improving the health and wellbeing, conserving and enhancing the character of the area, and improving the efficiency of land.		

### DC27 (ii): Continue current policy

The appraisal finds that continuing with the existing policy, solely in relation to extensions to dwellings in the countryside (Policy C6), would have a predominately neutral impact on the sustainability objectives. By seeking to protect neighbour amenity and high quality design this contributes positively to meeting objective 2 (health and wellbeing) and 5 (conserving and enhancing the character of the area), in terms of the development's impact on its countryside location. By having a policy on extending dwellings in the countryside, an otherwise restricted location, this contributes positively to meeting objective 7 (efficiency of land) by making efficient use of land. The policy would have no bearing in meeting the remaining sustainability objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long term
	Cumulative/Compound:	In using existing Local Plan policies, supplementary planning guidance/documents and national guidance the effects are predominately neutral. There are positive effects in terms of improving the health and wellbeing, conserving and enhancing the character of the area, and improving the efficiency of land. However, as reliance is primarily on existing guidance for residential development within settlement boundaries there is a risk that the consideration of all the points listed in the criteria are not fully taken into account or assessed.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. A new policy provides more detailed criteria, and expands to residential dwellings within settlement boundaries as a new aspect of planning policy. The existing policy does not explicitly relate to outbuildings, and a revised policy seeks to make this clearer. Previously this was limited to Core Strategy Policy CS14 ensuring a good quality of life and reliance on existing SPG on 'House Extensions' and SPD on 'Quality Design'. By amalgamating this into one policy there is more certainty in decision making and more reassurance for applicants and those affected by such developments in providing measures by which such developments are assessed by. Considering the main positive effects of a revised policy with greater specification it is considered that this is the preferred option.

## DC28: Residential Annexes

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC28 (i)	New policy	0		0			0		0		0			0				+		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0
DC28 (ii)	No policy	0		0			0		0		0			0				+		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC28 (i): New policy

The policy is focussed on residential annexes which is a new policy to West Berkshire. The policy seeks to improve and set out clear guidance the requirements for annexes within curtilages of dwellings. This includes guidance over design, function, the relationship with the main dwelling, its setting, use and impact over existing living conditions currently enjoyed by neighbouring dwellings.

As a result, all objectives for sustainability in the majority are at a neutral level for objectives 1,3,4,5,6,8,9 and 10 with a positive outcome for objective 7 (To promote and improve the efficiency of land use) in relation to maximising the use of previously developed land and buildings where appropriate.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	High	District	Permanent	Medium
	Cumulative/Compound:	The policy is likely to have an overall neutral effect, with some positive impacts relating to the efficient use of land, and conserving the character of the area.		

#### DC28 (ii): No policy

The appraisal indicates that the NPPF development policies would have a neutral impacted in terms of maximising housing provision (1), improving accessibility to community infrastructure (3), maximising forms of safe and sustainable travel (4), conserving and enhancing the natural and built environment (5) protecting and improving air, water and soil quality (6), reducing waste consumption (8), reducing emissions for climate change (9) and supporting a safe and sustainable economy (10).

Objective 7 to promote and improve the efficiency of land use is considered to have a positive impact in relation to maximising the use of previously developed land and buildings where appropriate.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	High	District	Permanent	Medium

	Cumulative/Compound:	In using existing policies and guidance there would be an overall neutral effect, with some positive effect relating to the efficient use of land and conserving the character of the area.
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**Summary and conclusion:**

The proposed policy is likely to bring about positive effects with regard to the efficiency of land use. These effects are more likely to occur with the policy than without. It is concluded that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC29: Residential space standards

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC29 (i)	New policy	0		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC29 (ii)	No policy	0		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### DC29 (i): New policy

The policy is focussed on the narrow topic of residential space standards which is a new policy which has come about under the nationally described space standards. The standards deal with internal space within new dwellings and sets out requirements for the Gross Internal (floor) Area (GIA) at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notable bedrooms, storage and floor to ceiling height. As a result, all objectives for sustainability are at a neutral level not contributing positively nor negatively. The single exception is the health and wellbeing objective No 2 point A whereby having adequate floor space and room would contribute towards a healthier lifestyle. As it does not support points B and C within this objective however it has come out overall with a neutral contribution.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	M	National	Perm	M
Cumulative/Compound:				

### DC29 (ii): No policy

Being a brand new policy and not being comparable to the NPPF which does not include detail over space standards the proposed policy is likely to have a neutral impact overall in regard to objectives 1-10. Therefore this policy is unlikely to have neither a positive or negative impact on the SA.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	H	National	Perm	M
Cumulative/Compound:				

### Summary and conclusion:

No negative effects requiring mitigation have been identified.



## DC30: Residential Amenity

		Sustainability Objectives with sub-objectives and Effects																											
Option No.	Option	1		2			3		4		5			6				7		8				9		10			
DC30(i)	New policy	0		+			+		0		0			0				0		0				0		0			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	++	+	+	+	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+
DC30 (ii)	No policy	0		+			+		0		0			0				0		0				0		0			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	+	+	+	+	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	

### Commentary on effects:

#### DC30 (i): New policy

The appraisal finds that a new policy would have a predominately neutral impact on the sustainability objectives. There are positive effects attributed to improving the health and wellbeing (2) and accessibility to community infrastructure (3). The positive score is in response to seeking to improve the quality of life for residents, for existing and future users of land and buildings, and responds to current national government policy on ensuring natural light is provided and internal accommodation is of an adequate size. Non-residential uses will also be considered. Good size amenity space (gardens) seek to ensure that this element of green infrastructure is provided, thereby giving a positive score to 2 and 3 of the sustainability objectives. There would be a positive effect on the sub-objective of 10 to support the viability and vitality of town and village centres to ensure that development is appropriately located, extending to residential uses and in some cases non-residential uses. Overall, the policy is found to have a neutral impact on 10, as this aspect provides only limited contribution to the overall objective. The appraisal found that the policy would have a neutral impact on all of the remaining objectives, as the policy topic would have no bearing on those sustainability objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long term
	Cumulative/Compound:	Cumulatively the policy has a predominately neutral effect on sustainability objectives, and has positive effects in terms of improving health and wellbeing and accessibility to community infrastructure.		

#### DC30 (ii): No policy

A no policy approach would mean relying on national guidance, other Local Plan policies such as LPR Design Principles, and guidance outlined in Supplementary Planning Guidance and Documents. The appraisal recognises that there would be an overall neutral impact on most of the sustainability objectives, with positive effects being attributed to improving health and wellbeing (2) and accessibility to community infrastructure (3). The positive score is in response to existing policies and supplementary planning guidance/documents seeking to protect and improve existing and future residents' quality of life and improved green infrastructure through appropriately sized amenity space (2 and 3). Existing policies and guidance do not necessarily apply to non-residential uses or follow up to date national policy guidance, thus explaining the + rather than ++ scores in assessing a new policy. Existing policies are quite generalised in terms of quality of life, with reliance on existing supplementary planning

guidance/documents. The appraisal found that the policy would have a neutral impact on all of the remaining objectives, which again, given the policy topic would have no bearing on those sustainability objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Short to long term
	Cumulative/Compound:	In using existing Local Plan policies, supplementary planning guidance/documents, and national guidance the effects are predominately neutral, with some positive effects. However, reliance is on existing guidance rather than policy, and therefore there is a risk that the consideration of residential amenity is not fully taken into account or assessed.		

**Summary and conclusion:**

No negative effects requiring mitigation have been identified in either alternative. A new policy brings together existing policy and guidance in to one place, extends its application to non-residential uses, and includes up to date national policy guidance (daylight in habitable rooms and space standards). A new policy provides specific criteria by which new development will be assessed, benefitting existing and future residents, and in some cases non-residential uses, and provides more certainty in decision making. For this reason the new policy is the preferred option.

## DC31: Designated Employment Areas

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC31 (i)	Revised policy with greater specification	0		0			0		0		0			0				+		0				0		+		
		a	b	a	b	c	a	b	A	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC31 (ii)	Continue current policy	0		0			0		?		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### DC31 (i): Revised policy with greater specification

The appraisal affirms that there would be a positive effect in terms of building a strong, diverse and sustainable economic base (10) particularly in terms of protecting the District's Designated Employment Areas from non-employment uses. It is considered that there is a significantly positive effect in terms of ensuring the District's employment land is used effectively and efficiently. This is similarly reflected as a positive effect against objective 7 in terms of promoting and improving the efficiency of land. The policy does however have a largely neutral effect in terms of enabling housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9). There is also considered to be neutral effect in terms of maximising opportunities for safe and sustainable travel (4) for business uses proposed outside the District's Designated Employment Areas. This is because the policy precludes development which would result in a vehicular conflict with surrounding uses, and would only permits uses outside these areas where there is sufficient highway capacity.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, but has positive effects in terms of meeting economic development needs and promoting and improving the efficient use of land.		

### DC31 (ii): Continue current policy

It is considered that the current policy has a positive effect in terms of meeting the District's economic development needs (10). Whilst the policy identifies a need to retain a balanced portfolio of employment sites, it does not specifically protect them or resist their loss to other uses. As such, there is a neutral effect in terms of promoting and improving the efficient use of land (7). Otherwise the policy has a largely neutral effect in terms of enabling housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9). There is, however considered to be an uncertain effect in terms of maximising opportunities for safe and sustainable travel (4). This is because unmanaged growth could lead to additional traffic and road safety concerns, but development would also have the potential to improve road safety.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but some uncertain effects from the appraisal in terms of safe and sustainable travel, but has positive effects in terms of meeting economic development needs.		

**Summary and conclusion:**

No negative effects requiring mitigation has been identified in either alternative. The current policy in the Core Strategy indicates that their continued designation, role and boundaries will be reviewed over the plan period suggesting there is some flexibility to release the portfolio of sites to other uses. The policy does not specify the criteria that non B uses should address in terms of demonstrating that they would not substantially prejudice the strategy. It is therefore dependent on the decision maker to assess the role and function of an employment area and the compatibility of non B uses.

The revised policy provides greater specification and is the preferred option. It makes clear the protection of designated employment areas and provides a clear criteria for the decision maker to assess the suitability of proposals for non B uses.

## DC32: Supporting the Rural Economy

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
DC32 (i)	Revised policy with greater specification	0		0			+		0		+			0				+		0				0		++			
		a	b	a	b	c	c	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	+	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++
DC32 (ii)	Continue current policy	0		0			+		0		+			0				+		0				0		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	+	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++

### Commentary on effect:

#### DC32 (i): Revised policy with greater specification

The policy is concerned with supporting the rural economy. In doing so, it has the most obvious effects on the sustainability objective concerned with supporting a strong, diverse and sustainable economic base (10). It also supports access to services for rural populations (3) by supporting business expansion and diversification in rural areas. The policy contains a number of criteria that all development relating to rural enterprise has to meet, thereby putting in safeguards against development which might be considered unsustainable in relation to the objectives of character and distinctiveness (5), the efficient use of land (7), thereby making a positive contribution to these objectives. The policy is limited in its effects on the objectives of housing delivery (1), health & wellbeing (2), safe and sustainable travel (4), air, water and soil quality (6), waste (8) and climate change (9), having no particular provisions which affect these criteria. The policy therefore is considered to be neutral against these objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, together there is a positive effect on the economy of the Borough while safeguarding the rural environment into the future.		

#### DC32 (ii): Continue current policy

Compared to the main policy this proposed policy is replacing – CS10 – the current policy has fewer safeguards in regard to the environment than the proposed policy, and therefore would score less well. However, the proposed policy must also be compared with the more detailed policies ENV16, ENV19 and ENV27, which set out detailed safeguards and requirements for rural commercial development. Taken together, these policies achieve the same neutral and positive effects as the proposed new policy.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, together the suite of policies has a positive effect on the economy of the Borough while safeguarding the rural environment into the future.		

**Summary and conclusion:**

The proposed policy is an amalgamation of a number of policies in the previous plan. It seeks to achieve the same overall aims, and therefore has similar sustainability effects to those policies. In sustainability terms, either approach is valid, but overall it is considered that the revised policy is more effective, in that it presents the requirements all in one place.

No negative effects requiring mitigation have been identified.

## DC33: Previously Developed Land in the Countryside

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																																	
		1			2			3			4			5			6				7		8				9		10						
DC33 (i)	New policy	0			0			+			+			++			0				++		0				0		+						
		a	b	c	a	b	c	a	b	c	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	a	b	a	b	c		
		0	0	+	0	0	+	0	0	+	0	0	+	0	0	+	0	0	0	0	++	++	0	0	0	0	0	0	0	0	0	0	+	++	+
DC33 (ii)	No policy	0			0			+			+			+			0				+		0				0		+						
		a	b	c	a	b	c	a	b	c	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	a	b	a	b	c		
		0	0	0	0	0	0	+	0	0	+	+	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	+	+	+			

### DC33 (i): New policy

The appraisal affirms the benefits of having a specific policy which advocates using previously developed land in the countryside for projects which contribute to the rural economy and the likely needs of the rural community. It highlights particular strength in the policy with regard to conserving and enhancing the character and distinctiveness of the environment (5); the promotion and efficient use of land, and ensuring that the type and amount of development is appropriate in its setting (7). In consideration of objective 5 the policy has a particular focus on protecting the character of the site and locality, seeking to ensure that the redevelopment is appropriate in its setting, including protecting heritage assets. This is why the policy is scored as having a significantly positive effect on this sustainability objective. In terms of objective 3 (community infrastructure) an overall positive score was given as proposals assessed under the policy would provide better access in rural areas to services and facilities, depending on the nature of the proposal, which is considered to have more of an effect on the sustainability objective than development of access to IT facilities. The policy is positive in seeking to promote safe and sustainable travel choices (4), taking into account the accessibility of the location; and in seeking to support a strong economic base (10), specifically in regard to strengthening the rural economy.

The neutral impacts would be in the provision of housing to meet an identified need (1), as this policy is directed to proposals benefiting the rural economy and community; and to improve the health, safety and wellbeing (2). Although, it is considered that the proposal will foster a sense of place and beauty, this does not present an aggregated positive impact on the objective when considering the other sub-objectives. There is a neutral impact on the protection of soil, water and air, and against noise (6), the management and use of natural resources (8) and responding to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short to long term
	Cumulative/Compound:	In either significantly positively or positively affecting the majority of sustainability objectives and with no negative effects noted from the appraisal, there is an overall positive effect on the objectives of the long term policy to manage the redevelopment of existing buildings and land within the countryside.		

### DC33 (ii): No policy

Most of the effects are assessed as positive, with no significant positive effects, largely because of reliance on national guidance and other Local Plan policies. Without a policy including the specific criteria the quality of development may not be as high as it would with a local policy. The existing Core Strategy (Policies ADPP1, ADPP5, CS9, CS10, CS13, CS14, and CS19), and relevant policies in the NPPF seek high quality design, gives greater weight to those developments on previously developed land which benefit the rural economy, conserve and enhance the character of the area and the AONB, protect heritage assets, and locate development in sustainable locations. For these reasons the existing policies and guidance has a positive effect on the sustainability objectives 3, 4, 5, 7 and 10.

The neutral impacts would be in the provision of housing to meet an identified need (1), as this policy is directed to proposals benefiting the rural economy and community; and to improve the health, safety and wellbeing (2); on the protection of soil, water and air, and against noise (6); the management and use of natural resources (8); and responding to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short to long term
	Cumulative/Compound:	In positively affecting the majority of sustainability objectives and with no negative effects noted from the appraisal, there is an overall positive effect on the objectives of the long term policy to manage the redevelopment of existing buildings and land within the countryside.		

**Summary and conclusion:**

Including a policy for the redevelopment of previously developed land in the countryside responds to national policy guidance on the sustainable growth of rural businesses, through well designed new buildings, whilst also seeking to protect and enhance the qualities of the rural environment. The provision of detailed criteria by which to plan for proposals and for decision making seeks to ensure that development which benefits the rural economy and community needs is located in appropriate accessible places, are of high quality design, protect heritage assets, and are appropriate within their landscape setting (in terms of the site and the locality). Detailed criteria provides more certainty in decision making as to the principle of development, and specifics of how on-site factors influence the amount and type of development. There are no negative effects requiring mitigation.

## DC34: Equestrian/Racehorse Industry

		Sustainability Objectives with sub-objectives and Effects																													
Option No.	Option	1		2			3		4		5			6				7		8				9		10					
DC34 (i)	Revised policy with greater specification	0		+			0		0		+			0				+		0				0		++					
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c			
DC34 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		++					
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c			
		0	0	+	0	0	0	0	+	0	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	++	++	++

### Commentary on effect:

#### DC34 (i): Revised policy with greater specification

The policy is concerned with supporting the equestrian and racehorse economy in the borough. In doing so, it has the most obvious effect on the sustainability objective concerned with supporting a strong, diverse and sustainable economic base (10). It also includes safeguards in relation to the impact of such development on the environment (5). In addition, requirements in the policy to ensure good access to tracks and bridleways supports the health objective (2) and that of safety in transport (4). A requirement to consider the reuse of buildings first contributes to the objective of efficient use of land (7). Since the policy is focused on a very particular type of development, it is considered to have a neutral effect on all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, together there is a positive effect on the economy of the Borough while safeguarding the rural environment into the future.		

#### DC34 (ii): Continue current policy

Existing Policy CS12 'Equestrian/Racehorse Industry' is concerned with supporting the equestrian and racehorse economy in the borough. In doing so, it has the most obvious effect on the sustainability objective concerned with supporting a strong, diverse and sustainable economic base (10). It also includes safeguards in relation to the impact of such development on the environment (5). Since the policy is focused on a very particular type of development, it is considered to have a neutral effect on all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, the policy has a positive effect on the economy of the Borough while safeguarding the rural environment into the future.		

### Summary and conclusion:

Both policies are neutral in regard to the majority of objectives, in that they are focussed on a very particular type of development. The proposed new policy goes further in setting out clear criteria that safeguard the rural environment. It is therefore considered to be stronger in sustainability terms than the existing policy.

No negative effects requiring mitigation have been identified.

## DC35: Transport Infrastructure

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6			7		8				9		10			
DC35 (i)	New Transport Infrastructure Policy	+		+			++		++		0			+			+		0				++		+			
		a	b	a	b	C	A	b	a	b	a	b	c	a	B	C	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	++	0	0	++	0	++	++	+	0	0	++	0	0	+	+	+	+	0	0	-	++	+	+	+	+
DC35 (ii)	Retain existing saved policy TRANS1	+		0			+		+		0			0			+		0				0		+			
		a	b	a	B	C	A	b	a	b	a	b	c	a	B	C	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	+	0	0	+	0	0	++	-	0	0	+	0	0	0	+	+	0	0	0	-	-	0	+	+	+
DC35 (iii)	No transport infrastructure policy option	0		0			-		--		-			-			0		0				-		-			
		a	b	a	b	C	A	b	a	b	a	b	c	a	B	C	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	-	0	0	-	0	--	--	-	0	-	--	-	0	0	0	0	0	--	0	0	0	--	0	-	-

### Commentary on effect:

#### DC35 (i): New Transport Infrastructure Policy

The appraisal highlights the benefits of having a policy to guide the identification and development of new transport infrastructure to support new proposals for new development. The new policy provides a greater emphasis on developing safe and more sustainable forms of travel, such as Active Travel (2 & 4) and Public Transport (4) to help mitigate the transport demand arising from new development. The new policy also includes emphasis on wider environmental issues, such as climate change and the need to reduce greenhouse gas emissions (9) through the development of sustainable modes along with a need to provide infrastructure, such as electric vehicle charge points to support the uptake of zero emission vehicles (8) that will occur over the lifetime of the plan. The focus on improving sustainable modes and encouraging zero emission vehicles will in turn provide benefits relating to local air quality (6) and wider natural and built environment issues (5).

The new policy will also ensure new transport infrastructure will also assist in informing the location of new residential developments (1) and improving the efficiency of land use (7). It will help to sustain and enhance West Berkshire's economic base by improving access to employment areas and town and village centres (10).

The new policy will also improve accessibility by all modes to important community infrastructure, such as education and health (3).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long
	Cumulative/Compound:	Together the effects of this policy is positive. The development of active and sustainable transport infrastructure and infrastructure to support the uptake of zero emission vehicles supports the Council's Environment Strategy. The only negative relates to the potential use of minerals in the construction of new transport infrastructure.		

### DC35 (ii): Retain existing Saved Policy

The existing Saved Policy is underpinned by a parking supply and management approach that supports sustainable travel and consistent with Government transport planning guidance at the time of drafting. The appraisal highlights strength within the policy towards developing sustainable travel modes of walking, cycling and public transport (2 & 4) and in terms of accessibility to local facilities (3). It also highlights strengths with regard to enabling the provision of housing to meet identified need in sustainable locations (1), in promoting and improving the efficiency of land use (7) and help to sustain and enhance West Berkshire's economic base by improving access to employment areas and town and village centres (10).

However, the Saved Policy was drafted some time ago and does not take into account current wider issues relating to climate change and the need to reduce greenhouse gases and the role that transport has in helping to achieve this. Therefore, the policy is extremely weak in terms of environmental issues with negative scores in its ability to respond to the need to tackling climate change (5) and reducing emissions and ensure adaptation measures are in place to respond to climate change (9). This reduces the ability of the policy to address local air quality and neutral in protecting soil and water quality and minimising noise.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long
	Cumulative/Compound:	The policy is positive in terms of developing sustainable and active modes of travel. However, the lack of climate change and environment issues attract negative and neutral scores.		

### DC35 (iii): Have no Transport Infrastructure policy

The appraisal indicates that an option of having no specific Transport Infrastructure policy could have negative impacts. There would be weaknesses in terms of developing sustainable and active travel options (4) and helping to inform the location of housing developments (1) and in developing a strong, diverse and sustainable economic base (10). This in turn would have negative impacts in terms of promoting healthy, active travel (2), addressing local air quality issues (6), improving accessibility to essential community infrastructure (3) and protecting the natural and built environment in the district (5).

A lack of policy would also fail to secure the necessary transport infrastructure to tackle wider issues relating to climate change, reducing greenhouse emissions and addressing the Council's own declared Climate Emergency. This would include a failure to ensure the development of infrastructure to support the uptake in zero emission vehicles (9) and the adoption of energy efficient technologies.

Having no policy would largely be neutral in terms of promoting and improving the efficiency of land use (7) and reducing waste, water consumption and the use of minerals (8).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long
	Cumulative/Compound:	Having no policy would have a negative impact as there would be a failure in providing the transport infrastructure required to mitigate the impact of new development. This may result in undesirable increase in vehicle traffic and resultant congestion and a lack of travel choice. This would have an impact on accessing new residential and employment development and have an impact on the local environment (e.g. fails to improve local air quality).		

### **Summary and conclusion:**

The new Transport Infrastructure policy has been developed to reflect relevant transport and environmental issues at the time of drafting, with a greater emphasis being placed on active and sustainable forms of travel, building on from the approach of the previous saved policy. The saved policy was also reliant on the application of maximum parking standards, which were formally abolished by central Government in 2011.

However, the former saved policy does not consider the environmental issues relating to transport, including the climate change agenda and the need for decarbonisation in the transport sector. This is covered in the new policy by the support for the development of infrastructure relating to zero emission vehicles (such as charging points for private residences and businesses and development of wider public charging networks). The only negative score relates to the consumption of minerals, which are likely to be in the form of aggregates associated with highway improvements, new footways and cycleways.

An option of having no transport infrastructure policy scores badly as it will potentially fail to ensure that the appropriate transport infrastructure is provided by new development, which could reduce the ability for sustainable travel patterns and lead to undesirable increases in vehicle use.

## DC36: Parking and Travel Plans

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC36 (i)	Revised and consolidated policy with greater specification	++		++			+		++		+			++				+		+				++		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	++	0	++	+	0	++	++	+	+	+	++	++	++	++	+	+	++	+	+	+	+	++	+	0	+
DC36 (ii) (CS13 / TRANS1)	Continue current policies	++		+			+		+		+			+				+		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	++	0	+	+	0	+	+	+	+	+	+	+	+	+	+	+	+	0	0	0	+	+	0	+	+

### Commentary on effect:

#### DC36 (i): Revised and consolidated policy with greater specification

This appraisal affirms the benefits to be derived from sustainable parking and travel plans with a high likelihood of having a significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to enabling the provision of housing to meet identified need in sustainable locations (1), in improving health, safety and wellbeing and reducing inequalities (2), in promoting and maximising opportunities for all forms of safe and sustainable travel (4), in protecting and improving air, water and soil quality and minimising noise levels throughout West Berkshire (6) and in reducing emissions contributing to climate change as well as ensuring adaptive measures are in place responding to climate change (9).

The policy is also strong in its support for improving accessibility to community infrastructure (3), in ensuring that the character and distinctiveness of the natural built and historical environments are conserved and enhanced (5), in promoting and improving the efficiency of land use (7), in reducing the consumption and waste of natural resources and the efficient management and use of land (8) and supporting a strong diverse and sustainable economic base that meets identified needs (10).

This policy is appraised as being neutral in respect of its impact in reducing the levels and fear of crime and anti-social behaviour (2b), in supporting the development of access to IT facilities and broadband, particularly in rural locations (3b), and in encouraging a range of employment opportunities that meet the needs of the District.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Long term
	Cumulative/Compound:	In positively affecting the majority of the objectives and with no negative effects noted from the appraisal, together there is a significantly positive effect on the quality of life for residents and the environment into the future.		

#### DC36 (ii) (CS13 / TRANS1 (Appendix 5)) (ii): Continue current and legacy policies

This appraisal affirms the benefits to be derived from sustainable parking and travel policies with positive effects on the sustainability of development over time.

The appraisal highlights particular strengths in the policies with regard to enabling the provision of housing to meet identified need in sustainable locations (1),

The policies are also strong in their support for in improving health, safety and wellbeing and reducing inequalities (2), improving accessibility to community infrastructure (3), in promoting and maximising opportunities for all forms of safe and sustainable travel (4), in ensuring that the character and distinctiveness of the natural built and historical environments are conserved and enhanced (5), in protecting and improving air, water and soil quality and minimising noise levels throughout West Berkshire (6), in promoting and improving the efficiency of land use (7), in reducing emissions contributing to climate change as well as ensuring adaptive measures are in pace responding to climate change (9) and supporting a strong diverse and sustainable economic base that meets identified needs (10).

This policies are appraised as being neutral in respect of reducing the consumption and waste of natural resources and the efficient management and use of land (8)

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Long term
	Cumulative/Compound:	Together the effects from the policy is positive but the generality of the policy places at risk the realisation of a sustainable transport network supporting the Environmental Strategy in response to the declaration of a Climate Emergency.		

**Summary and conclusion:**

This policy (DC36) replaces the following policies and aims to consolidate the related areas of parking and travel plans into one policy.

- It takes the existing Policy P1 on Residential parking from the Housing Site Allocations DPD and widens it out to include non-residential development and talks about travel plans for both residential and non-residential applications.
- Previously (and certainly prior to Policy P1 coming about) travel plans were referenced in [Policy CS 13](#) of the Core Strategy. This referred to national guidance which has now been withdrawn.
- The actual car parking standards for new development (non-residential) were dealt with via a legacy policy [TRANS1](#) with reference to an appendix ([Appendix 5](#)) which gave some maximum parking standards.

While no negative effects requiring mitigation have been identified in either alternative, it is clearly preferable to bring travel plans and parking together into a new policy that will bring about the desired high level of sustainability impact. The revised policy provides for greater strength in support of the Environmental Strategy in response to the Council’s declaration of a Climate Emergency and is the preferred option. The policy can be strengthened still further by supplementary information and the continuous development of Parking and Travel Plan Strategies.

## DC37: Public Open Space

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC37 (i)	Revised policy with greater specification	0		++			+		+		+			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	++	+	++	+	0	0	+	++	+	0	+	+	0	0	0	0	0	0	0	0	+	+	0	0	0
DC37 (ii)	Continue current policies	0		++			+		+		+			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	++	+	++	+	0	0	+	+	+	0	+	+	0	0	0	0	0	0	0	0	+	+	0	0	0

### Commentary on effect:

#### DC37 (i): Revised policy with greater specification

The policy performs well against the health, safety and wellbeing objective (2) and access to community infrastructure (3), as it requires public open space to be provided in all larger developments, making such spaces accessible close to people's homes. Within that requirement, the policy includes provisions regarding the design quality of these spaces, expecting them to be attractive, multi-functional, inclusive and safe. The policy also requires that the spaces created should be safely accessible by sustainable modes, adding to the sustainable travel objective (4), and for the spaces to make a contribution to biodiversity net gain (5). Open spaces and the planting within them make a positive contribution to air quality (6) as well as to reducing and adapting to the effects of climate change

Being focussed specifically on the provision of public open space in new developments, the policy has no impact on a number of the sustainability objectives, namely those relating to the provision of housing (1), efficient use of land (7), reduction of waste (8) and the economy (10), although even within these, some of the criteria may be noted as being somewhat positively affected by the policy (for example the attractiveness of the district to workers and inward investors under objective 10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	permanent	Long term
	Cumulative/Compound:	Taken together the expected effects of the policy are positive for people and the environment		

#### DC37 (ii): Continue current policies

The proposed policy replaces three policies in the existing plan. The policies performs well against the health, safety and wellbeing objective (2) and access to community infrastructure (3), as they require public open space to be provided in all larger developments, making such spaces accessible close to people's homes. The policy also requires that the spaces created should be safely accessible by sustainable modes, adding to the sustainable travel objective (4), and for the spaces to be compatible with wildlife conservation (5). Open spaces and the planting within them make a positive contribution to air quality (6) as well as to reducing and adapting to the effects of climate change

Being focussed specifically on the provision of public open space in new developments, the policy has no impact on a number of the sustainability objectives, namely those relating to the provision of housing (1), efficient use of land (7), reduction of waste (8) and the economy (10), although even within these, some of the criteria may be noted as being somewhat positively affected by the policy (for example the attractiveness of the district to workers and inward investors under objective 10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	<b>Local</b>	<b>Permament</b>	<b>Long term</b>
	Cumulative/Compound:	Taken together the expected effects of the policy are positive for people and the environment		

**Summary and conclusion:**

In sustainability terms both the proposed new policy and the existing policies are acceptable, making a mainly positive contribution. Overall it is considered that the revised policy is more effective, in that it presents the requirements all in one place. The review has also made it possible to update some terminology such as referring to biodiversity net gain, rather than conservation, giving a higher score for the biodiversity sub-objective (5)(a).

## DC38: Promotion of FTTP (fibre to premises)

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC38 (i)	New policy	0		+			++		0		0			+				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	0	+	++	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	-	0	0	++	++
DC38 (ii)	No policy	0		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	C
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Commentary on effect:

#### DC38 (i): New policy

The policy is focussed on the narrow topic of broadband provision in new development and therefore has no effect on many of the sustainability objectives. It does however make a contribution to objectives relating to health & wellbeing (2), Accessibility to community infrastructure (3), amenity & pollution (6) and the economy (10).

The policy requires the installation of the fastest viable broadband connection in new residential and commercial development. This will help to reduce inequalities of broadband access, which in turn will make a contribution to wellbeing through better access to facilities and services and to economic opportunities. Well connected homes and businesses will increase the attractiveness of West Berkshire as a place to live and do business. Well connected homes make working from home a more viable option, making more efficient use of employment land, and reducing the need to travel, which in turn may improve air quality. Notably, the policy has a strong positive on objective 3, which deals specifically with access to services and facilities, including through the internet.

One possible negative effect has been identified against the sub-objective of reducing the use of minerals, since broadband requires the use of mineral resources for its cabling. However, the policy is only considered to make a very minor negative contribution, since broadband is likely to be installed regardless of the policy (the policy's focus being on installation at the time of development). Overall, the assessment against objective 8 remains neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	H	Local	Temp	M
Cumulative/Compound:		The individual effects in combination do not compound the significance		

#### DC38 (ii): No policy

There are unlikely to be negative effects from not having the policy, but without the policy the positive effects may not be achieved, since there are no requirements for super-fast broadband in national planning policy. Without a policy, it would therefore be up to individual developers to decide whether or not to provide fibre to the premises, or alternative high speed options, and some may choose not to, which would result in some of the positive effects not being realised.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
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Predominately neutral	H	Local	Temp	M
	Cumulative/Compound:	The individual effects in combination do not compound the significance		

**Summary and conclusion:**

The proposed policy is likely to bring about positive effects with regard to community connectivity, access to services, the economy and indirectly air quality. These effects are more likely to occur with the policy than without. It is concluded that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

## DC39: Local shops, farm shops and community facilities

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC39 (i)	Revised policy	0		0			++		++		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	++	0	0	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+
DC39 (ii)	Continue current policy	0		0			++		++		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	++	0	0	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+

### Commentary on effect:

#### DC39 (i): Revised policy with greater specification

The policy gives support to the provision and retention of shops, services and facilities close to where people live. In doing so, it supports the sustainability objectives of easy access to community infrastructure (3) and sustainable forms of travel (4), and thereby makes a small contribution to air quality also (6). While the protection element of the policy could be considered restrictive for business, and therefore negative against the economy objective (10), however, on balance, maintaining good access to services helps make the settlements more attractive places for people to live, and supports their vitality, all contributing to a strong economy.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local-regional	Permanent	Short-long
	Cumulative/Compound:	The sustainability effects are largely neutral, but produce positives in terms of people's access to services, and a positive effect overall, which is likely to have effect as long as the policy remains in place.		

#### DC39 (ii): Continue current policy

The policy supports the provision and retention of local and village shops. In doing so, it supports the sustainability objectives of easy access to community infrastructure (3) and sustainable forms of travel (4), and thereby makes a small contribution to air quality also (6). It also supports farm shops, as long as they would not harm the vitality of nearby village shops. In doing so it supports the rural economy, while safeguarding the vitality of villages (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local-regional	Permanent	Short-long term
	Cumulative/Compound:	The sustainability effects are largely neutral, but produce positives in terms of people's access to services, and a positive effect overall, which is likely to have effect as long as the policy remains in place.		

### Summary and conclusion:

The policy has a positive effect on people's lives in terms of access to services, with associated benefits for the environment and the economy. The revised policy goes further than the existing one, in that it extends to the protection of community facilities. While the sustainability benefits are the same, within the parameters of each policy, the revised policy is considered stronger due to its wider reach. No negative effects requiring mitigation have been identified. The revised policy should be included in the plan.

## **Appendix 5 Detailed Sustainability Appraisal of Site Options**

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Greenham
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<b>Site ID:</b>	GRE8	<b>Site Address:</b>	Sandleford (including New Warren Farm), south of Warren Road and Monks Lane
<b>Use(s) proposed by site promoter</b>	Residential-led development with infrastructure	<b>Development Potential:</b>	Up to 1,500 dwellings with associated infrastructure requirements

## 1. SA / SEA

### Key: Effects of option on SA objectives

++	+	?	0	-	--
Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative
Option/policy/site would significantly help with achieving objective	Option/policy/site would help with achieving objective	More information needed	Option/policy/site would neither help nor hinder the achievement of the objective	Option/policy/site would be in conflict with the objective.  Exceptional circumstance test demonstrating it to be in the public interest	Option/policy/site would be in conflict with the objective and unlikely to be acceptable. No evidence has been provided on potential mitigation or any relevant exceptional circumstance test demonstrating it to be in the public interest
Positive effect but consider whether effect can be enhanced	Net positive effect but consider whether effect can be enhanced	Where this will come from – who has it? What will be done about collecting it? When will it be collected?	Policy or allocation likely to be acceptable; but would require intervention to realise positive effects	Will require demonstrable levels of mitigation in order to make the plan/policy/site acceptable.	Unlikely that adequate mitigation could be provided to make the site acceptable. Delete, reconsider or amend the policy or site
<p><b>Aggregated score:</b> The effects have been assessed for each sub-objective and associated criteria and marked with the considered symbol. The sub-objectives have been aggregated for the headline objective and assigned the colour code applied to the first column. Justification text for the overall colour code needs to be added to the dominant chosen colour.</p> <p>&lt;Justification text for the overall colour code would need to be added to the dominant chosen colour&gt;</p>					

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	++	<p>The proposed use is residential led, and the development potential on the site is up to 1,500 dwellings. Policy SP16 is proposing that 40% of housing provided is affordable housing on sites of 10 dwellings or more, on greenfield land. Hence this site would provide 600 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> </ul>	+	<p>Newbury is an Urban Area within the settlement hierarchy and the largest town in the district, meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure. It would provide 600 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	++	<p>The developer would provide new open space and recreation facilities.</p> <p>The site is well located to benefit from existing facilities in Newbury.</p> <p>The site is also well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.</p> <p>In addition, the site is of a size that it will create new neighbourhoods and foster a sense of place and beauty, as its design will include a new country park.</p>		
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	?	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour		At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies LPR7 (Design Principles) and XX (Health and Wellbeing) which seek to secure high quality safe, sustainable and inclusive design and development standards. These policies require development to demonstrate the application of

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	++	<p>Public Right of WAY GREE/9/1 traverses the site. The developer would incorporate this within the development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green and blue infrastructure to support the development would be provided with development.</p>		
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	++	<p>The developer would provide additional educational and training facilities and other facilities such as health facilities and local retail centres commensurate with development.</p> <p>An existing public right of way traverses the site. The developer would incorporate this within the development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green infrastructure to support the development would be provided with development.</p>		
	3(b): To support the development of access to IT facilities including Broadband	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	+	The development would be of such a size that it would create three new neighbourhoods. This level of development would be expected to provide 'fibre to the premises' (FTTP) connection at		

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	particularly in rural locations			the time of construction in line with policy DC38.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	The site is of a scale and size that there would be multiple accesses to it. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	++	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>The promoter is proposing that the site provides a retail element commensurate with the size of the development.</p>		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>The site is adjacent to ancient woodland and contains local wildlife sites. The developer would provide enhancement measures such as green corridors to encourage habitat connectivity.</p> <p>The size and existing land use (predominately agriculture) of the site mean that it is capable of providing net biodiversity gain.</p>	Appropriate buffers for ancient woodland and local wildlife sites would be required.	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland and local wildlife sites are provided.

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it maintain and enhance the tranquillity of and the locally distinctive landscape characters within the district?</li> </ul>	0	<p>There is an opportunity to enhance the urban-rural interface in this area of Newbury.</p> <p>The site is allocated as a strategic site within the adopted Core Strategy, and a Supplementary Planning Document (SPD) was adopted in 2013. The SPD was informed by evidence, including a Landscape Visual Impact Assessment which provides a framework for the development of the site. It includes a masterplan framework that indicates potential areas for development, and areas which should be retained as woodland and used as parkland.</p>	The SPD includes a masterplan framework that indicates potential areas for development, and areas which should be retained as woodland and used as parkland.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it sustain or improve the value of the heritage assets in the built and historic environment?</li> <li>Will it improve access to and understanding of buildings and other heritage assets?</li> <li>Will it support the character of Conservation Areas?</li> </ul>	0	<p>Potential harm to setting of the registered park and garden – Sandford Priory (Grade II).</p> <p>Desk based assessment already taken place across parts of the site.</p> <p>The development is of a scale that it could incorporate the listed buildings into the design of the site. It could also improve access to, and understanding of, the buildings.</p>	<p>Heritage Impact Assessment required.</p> <p>A field-based assessment would be required at the planning application stage.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation will reduce the impact.</p> <p>Mitigation will include Transport Assessment / Travel Plans.</p>	

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	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	-	High risk of noise and vibration problems to future occupants from road and commercial use. Medium risk to neighbours from commercial use.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is greenfield therefore development will result in the loss or damage to soil quantity and quality in parts. Environmental health officers have not identified any risk that the site could be contaminated.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield land hence it will not encourage the use of brownfield land in preference to greenfield.</p> <p>The site is predominately classified as grade 3 agricultural land and it has not been possible to determine if it is 3a or 3b. However, developing the site would not minimise the loss of agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	<p>The site is allocated in the adopted Core Strategy for up to 2,000 dwellings.</p> <p>A number of planning applications have been submitted to the Council in recent years for both parts of the site. These</p>		

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				applications refer to closer to 1,500 dwellings across the site. Given this more recent and detailed work, it is considered that 1,500 dwellings is a more appropriate figure for the site in the context of its location and setting.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	<p>SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.</p> <p>SP16 expects that the development will deliver on-site renewable energy to assist in the delivery of a carbon neutral development.</p>		
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	All development will increase the overall demand for water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a	

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					requirement of policy SP6 (Flood Risk))	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	<p>British Geological Survey data indicates that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Mineral Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with saved policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire.</p> <p>The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.</p>		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>Public open space and green and blue infrastructure to support the development would be provided with development.</p>	Higher level policy provisions seek to meet this objective, for example policy LPR5 (Climate Change), LPR7 (Design Principles), LPR10 (Green Infrastructure).	

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	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	+	<p>Site is within Flood Zone 1 which means a low probability of fluvial flooding.</p> <p>Surface water flood flow routes through centre of site on 2 routes of existing ordinary watercourses. Could be mitigated for by attenuation.</p> <p>There are also parts of the site at risk of groundwater flooding.</p> <p>Whilst Sustainable Drainage Systems measures proposed as part of recent applications were generally not acceptable overall, potential exists for a good solution to be incorporated.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas</li> </ul>	0	Housing development provides additional workforce and customers which has the		

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		and the vitality of town centres? <ul style="list-style-type: none"> <li>• Will it promote the sustainable economic growth of villages?</li> <li>• Will it support sustainable rural diversification?</li> </ul>		potential to support commercial centres.		

Summary				
<p>There are a number of positive and significant positive sustainability effects that developing the site would have, including maximising the provision of: affordable housing; new green infrastructure and public open space, new community infrastructure such as primary schools; and improvements to the cycling and walking network to improve opportunities for sustainable travel. In addition, the site's sustainable location on the edge of Newbury town will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>In contrast there are very few negative impacts that developing the site would have.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Significantly positive	High	Districtwide	Permanent	Longterm
<b>Cumulative/Compound:</b>				

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Thatcham	<b>Parish:</b>	Thatcham
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<b>Site ID:</b>	SP17 (HELAA THA20)	<b>Site Address:</b>	Land at Bath Road, Thatcham
<b>Use(s) proposed by site promoter</b>	Residential-led development with infrastructure	<b>Development Potential:</b>	Up to 2,500 dwellings with associated infrastructure requirements

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	++	<p>The proposed use is residential led, and the development potential on the site is up to 2,500 dwellings. Policy SP19 is proposing that 40% of housing provided is affordable housing on sites of 10 dwellings or more, on greenfield land. Hence this site would provide 1,000 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> </ul>	++	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type</p>		

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		<ul style="list-style-type: none"> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>[Will it support model standards of design with consideration of local context?]</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>		<p>and tenure. It would provide 1,000 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>A site of this size would be expected to deliver at least 3% of dwellings as serviced custom/self-build plots.</p>		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	++	<p>The developer would provide new open space and recreation facilities.</p> <p>The site is well located to benefit from existing facilities in the town such as the Kennet Leisure Centre.</p> <p>The site is also well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.</p> <p>In addition, the site is of a size that it will create new neighbourhoods and foster a sense of place and beauty, as its design will be sensitive to the nearby AONB.</p>		
	2(b): To reduce levels and fear of	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> </ul>	?	At this stage it is difficult to establish what impacts		At the scheme design stage crime and safety issues need to be considered e.g. overlooking

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	crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it promote development that creates safer places?</li> </ul>		development in this area will have on crime and antisocial behaviour		of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies SP7 (Design Principles) and XX (Health and Wellbeing) which seek to secure high quality safe, sustainable and inclusive design and development standards. These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	++	Public Rights of Way THAT/4/1, THAT/3/3, THAT/2/1, THAT/3/5, THAT3/1/, THAT/1/1, traverse the site. The developer would incorporate these within the development, in addition to providing additional PROW as appropriate.  Public open space and green and blue infrastructure to support the development would be provided with development.		
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> </ul>	++	The developer would provide additional educational and training facilities and other facilities such as health facilities and local retail centres commensurate with development.  Existing public rights of way traverse the site. The developer would incorporate these within the		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>		<p>development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green infrastructure to support the development would be provided with development.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	+	The development would be of such a size that it would create three new neighbourhoods. This level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction in line with policy DC38.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	The site is of a scale and size that there would be multiple accesses to it, via the A4 and Floral Way. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	++	<p>The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre and active travel has been considered in relation to the site in the Thatcham Strategic Growth Study.</p> <p>There is already a public transport route with frequent service on the A4 which the site will link to.</p> <p>The promoter is proposing that the site provides a retail element commensurate with the size of the development.</p>		

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<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	++	<p>The site is adjacent to, and contains, ancient woodland. The developer would provide enhancement measures such as green corridors to encourage habitat connectivity.</p> <p>The size and existing land use (predominately agriculture) of the site mean that it is capable of providing net biodiversity gain.</p>	Appropriate buffers for ancient woodland would be required.	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland are provided.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it maintain and enhance the tranquillity of and the locally distinctive landscape characters within the district?</li> </ul>	0	Development would have an impact on the character of the landscape. Careful design would seek to conserve and enhance the special character of the AONB, including the creation on a new country park to enable access to the surrounding countryside.	The Thatcham Strategic Growth Study has used a landscape led approach to ensure that development is sensitive to the surrounding landscape.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it sustain or improve the value of the heritage assets in the built and historic environment?</li> <li>Will it improve access to and understanding of buildings and other heritage assets?</li> <li>Will it support the character of Conservation Areas?</li> </ul>	0	<p>Potential harm to setting of Siege Cross Farm: Barn at Siege Cross Farm (Grade II), Cart at Siege Cross Farm (Grade II), and Barn at Colthrop Manor (Grade II).</p> <p>Desk based assessment indicates potential for finds high.</p> <p>The development is of a scale that it could incorporate the listed buildings into the design of the site. It could also improve access to, and understanding of, the buildings.</p>	<p>Heritage Impact Assessment required.</p> <p>A field-based assessment would be required at the planning application stage.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> </ul>	0	The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre. There is already a public transport	Careful design and appropriate mitigation will reduce the impact.	

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		<ul style="list-style-type: none"> <li>Will it help improve air quality?</li> </ul>		<p>route with frequent service on the A4 which the site will link to.</p> <p>The site is adjacent to the A4, so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	Mitigation will include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	-	<p>On parts of site low risk of noise and vibration problems to future residents. On other parts (the area around Siege Cross Farm) high risk of noise and vibration problems to future residents from road and commercial. Medium risk to neighbours from commercial on central part of site.</p>		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	<p>The site is greenfield therefore development will result in the loss or damage to soil quantity and quality in parts. The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>Environmental health officers have not identified any risk that the site could be contaminated.</p>		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	<p>Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be</p>		

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				undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield land hence it will not encourage the use of brownfield land in preference to greenfield.</p> <p>The site is predominately classified as grade 3 agricultural land and it has not been possible to determine if it is 3a or 3b. However, developing the site would not minimise the loss of agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The West Berkshire Density Pattern Book Study was used to establish the indicative development potential on the site. The Thatcham Strategic Growth Study built further on this assumption and using a landscape led approach, suggests how development on the site could come forward in a way that will achieve the efficient use of land via appropriate densities whilst ensuring that this carefully conserves and enhances the setting of the nearby AONB.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	<p>The site is located on the south facing slope of the Kennet valley which would allow for a high degree of solar gain.</p> <p>SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.</p>		

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	All development will increase the overall demand for water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk))	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	<p>The site is within 250m of a mineral and waste buffer zone. The developer will be required to demonstrate that development will not have a detrimental effect on an existing/proposed mineral or waste operation.</p> <p>The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.</p>		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> </ul>	+	The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.	Higher level policy provisions seek to meet this objective, for example policy LPR5 (Climate Change), LPR7 (Design	

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place to respond to climate change.		<ul style="list-style-type: none"> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>		Public open space and green and blue infrastructure to support the development would be provided with development.	Principles), LPR10 (Green Infrastructure).	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	+	<p>Site is within Flood Zone 1 which means a low probability of fluvial flooding.</p> <p>In terms of surface water flood risk, there are surface flow routes through the site, one of which is a major surface water flood flow therefore attenuation measures will be necessary which will reduce the developable area.</p> <p>There are also parts of the site at risk of groundwater flooding.</p> <p>The Thatcham Strategic Growth Study has considered the how flood risk on the site can best be managed sustainably using SuDs, while also contributing to managing flood risk in the wider area.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	+	A small portion of the site is promoted for employment use which will help encourage employment opportunities that meet the needs of the District		The development of the remainder of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

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	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	+	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing.</p> <p>In addition, industrial development is proposed for a small portion of the site. This will help attract businesses and inward investment to the district.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	+	<p>The Thatcham Strategic Growth Study identifies that the most sustainable way for Thatcham to secure additional infrastructure is for strategic housing development to occur.</p> <p>Housing development provides additional workforce and customers which has the potential to support commercial centres.</p> <p>In addition, a portion of the site is promoted for industrial use which would help promote the sustainable economic growth of Thatcham and the wider Newbury and Thatcham urban area.</p>		

Summary				
<p>There are a number of positive and significant positive sustainability effects that developing the site would have, including maximising the provision of: affordable housing; custom and self-build plots; new green infrastructure and public open space, new community infrastructure including primary and secondary schools; and improvements to the cycling and walking network to improve opportunities for sustainable travel. In addition, the site's sustainable location on the edge of Thatcham town will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>In contrast there are very few negative impacts that developing the site would have.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Significantly positive	High	Districtwide	Permanent	Longterm
<b>Cumulative/Compound:</b>				

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Newbury
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<b>Site ID:</b>	RSA1	<b>Site Address:</b>	Kennet Centre, Market Street
<b>Use(s) proposed by site promoter</b>	Residential led mixed use	<b>Development Potential:</b>	Up to approximately 250 dwellings but possibly more given town centre location.

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The proposed use is residential, and the development potential on the site is up to 250 dwellings.</p> <p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of service and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Policy SP19 is proposing that 30% of housing provided affordable housing is provided on sites that can accommodate 10 or more dwellings on previously developed land.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all sections of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site is very well located in the town centre to benefit from existing facilities in Newbury.</p> <p>The site is also located within walking distance of the train station, local employment opportunities, local facilities and the town centre.</p> <p>In addition, the site is of a type and size that it will create a new urban quarter within Newbury and foster a sense of place and beauty as it opens up a key town centre site.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour however reintroducing residential development into this town centre site could promote improved permeability and create a safer place.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green</li> </ul>	0	<p>There are no Public Rights of Way within the site.</p> <p>Public open space and green infrastructure have not been proposed by the site promoter, however higher level policies require</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure	

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		<p>infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		the provision of Green Infrastructure (policy LPR10 – Green Infrastructure).	the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is located in the centre of Newbury which has a wide range of service and opportunities for employment, community and education and has excellent access to the Railway line which provides links to Newbury, Thatcham, Reading and London.		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	The town centre location of the site means that future occupants would be more likely to make a greater number of journeys on foot rather than by car and additional traffic could be limited. In addition, speed limits around the site would be in the context of an urban setting and any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	++	The site is excellently located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre. DC36 sets out residential parking standards for new development and this site is within Zone 1 which provides for the least amount of parking given the sustainability of the location. This encourages the use of sustainable modes of transport and facilitates a reduction in vehicular traffic.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	Town centre location presents limited opportunities for conserving and enhancing biodiversity and geodiversity.	LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.  Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	The site lies within the settlement of Newbury and development would be seen within the context of existing development. The site could have a positive impact on the settlement form and character of the townscape in Newbury and could enhance local distinctiveness through the redevelopment of a town centre site however care will be needed due to the site's location within the historic settlement core.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>The site is located within the historic heart of Newbury and there are several Grade II Listed buildings adjacent to the site (137-138 Bartholomew Street, 149 Bartholomew Street, 21-25 Market Place, 33-34 Cheap Street, and 35 Cheap Street) and the site is located within Newbury Conservation Area.</p> <p>Development of the site could improve access to and public enjoyment of these heritage assets. Any proposals should consider the surviving historic buildings and their setting.</p> <p>Heritage Impact Assessment will be required.</p>	<p>Policy SP9 (Historic Environment) requires that development proposals to conserve and enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, and historic importance.</p> <p>Policy DC8 (Conservation Areas) requires development proposals to be sensitively designed and must satisfy a set of criteria.</p> <p>Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	+	<p>The site is located in the town centre within walking distance of a wide range of services and facilities so there is potential that it will help to reduce vehicular traffic and congestion and minimise emissions.</p> <p>The level of impact on minimising emissions also depends on building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p>	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	<p>The site is located in the town centre within walking distance of a wide range of services and facilities so there is potential that it will help to reduce vehicular traffic and minimise noise however other noise associated with residential use would be introduced into the town centre which may negate this.</p>		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	+	The site is previously developed land therefore loss of soil will be minimal.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	++	The site is previously developed land and will minimise the loss of high quality agricultural land.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	++	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location however given its town centre location there may be opportunities for higher densities subject to consideration of height and setting.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies,	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	generation and storage	<ul style="list-style-type: none"> <li>and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	<p>All development will increase the overall demand for water.</p> <p>Higher level policy provisions seek to meet this objective, eg. Policy DC5 (Water Quality).</p>	Development will have potential negative impacts on water related issues; however appropriate implementation of SuDS can mitigate these issues (SuDS are a requirement of policy LPR6 (Flood Risk)).	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The site is excellently located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre thus reducing emissions contributing to climate change.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>45% of the site is located in FZ2 and 55% of the site is in FZ1.</p> <p>The site is being promoted for a mix of uses, some of which are 'less vulnerable'. 'Less vulnerable' uses can be acceptable within Flood Zone 2.</p>	<p>The 'more vulnerable' uses (ie. residential) would need to be accommodated in Flood Zone 1.</p> <p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy LPR6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	++	<p>The site is proposed to provide a mix of uses including offices floorspace. This would encourage the provision of employment opportunities that meet the needs of the District.</p> <p>Given its highly sustainable location, it would improve the accessibility to jobs.</p>		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	+	The provision of office floorspace will help attract businesses and inward investment to the district and help meet the need for town centre located office floorspace.		
	10(c): To support the viability and	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas</li> </ul>	+	The site is promoting an element of office floorspace therefore it will promote the sustainable economic		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	vitality of town and village centres	and the vitality of town centres? <ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>		growth of Newbury and its town centre vitality.		

Summary				
<p>There are a number of positive sustainability effects that developing the site would have, including improving accessibility to community infrastructure, maximising opportunities for all forms of safe and sustainable travel, improving the efficient use of land, and supporting a strong, diverse and sustainable economic base which meets identified needs.</p> <p>In addition, the site's very sustainable location in Newbury town centre will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>In contrast there are no negative impacts that developing the site would have with a number of neutral impacts.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly positive	High	Newbury and Thatcham	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	The individual effects in combination do not compound the significance.		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Greenham
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<b>Site ID:</b>	HSA1 (former SHLAA ref NEW012)	<b>Site Address:</b>	Land north of Newbury College, Monks Lane, Newbury
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	15 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 15 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Newbury which is identified as an Urban Area in the settlement hierarchy and a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>[Will it foster a sense of place and beauty?]</li> </ul>	+	<p>The site is located close to local sports facilities, Greenham Common and local services and facilities that would support and encourage healthy, active lifestyles.</p> <p>The site is close to facilities at Newbury College and Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is located close to open space facilities at Greenham Common and local services and facilities at Newbury Retail Park, meaning the site would contribute positively to social and environmental sustainability.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	0	Unlikely to have an impact on GI, although the site is close to Greenham Common.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site is located on the college site, close to local services and facilities at Newbury Retail Park and the town centre, well connected by public transport and footpaths.</p> <p>The A339 and A34 are easily accessible giving access to employment outside of Newbury.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p> <p>The Council's Highways team have not raised objection in relation to impact on</p>		Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety

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				highways as part of the outline planning application (19/00669/OUTMAJ).		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	A regular bus services passes the site, with links to Newbury Railway station. There are walking and cycling routes into the town centre from the site.		The site's location close to Newbury Retail Park and other local service and facilities mean that walking and cycling are realistic options for potential future residents. Therefore development of the site would contribute positively to environmental and social sustainability.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	Unlikely to impact on biodiversity and geodiversity.	Net gains in accordance with policy LPR11 Biodiversity and Geodiversity would be required.	Development of the site is unlikely to impact on any elements of sustainability.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	Unlikely to impact on the character of the landscape.	The allocation policy provides parameters for the design and layout.  Policy SP8 will ensure a landscape led approach to development and Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Unlikely to have an impact on heritage assets. Although there is evidence of RB activity on the site.	Policy SP9 will ensure development protects or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The site is close to the A339. Traffic generated from the site is likely to use the A339 and pass through the area covered by the Air Quality Management Area.	Careful design and appropriate mitigation should reduce the impact. The allocation policy requires development to be informed by an air quality survey that will advise on any necessary mitigation measures.  Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise quality.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

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<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	+	The site is part of the college land and therefore previously developed land according to the definition in the NPPF.	The site is part of the college and therefore previously developed land according to the definition in the NPPF.	
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP would need to be considered.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>[Will it support water resource management of surface and groundwater flows?]</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	There is no risk of flooding on the site although it is adjacent to an area of surface water flood risk.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	Unlikely to have an impact on any element of sustainability.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>There will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	There will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary
There are no significant impacts from this site. The site makes use of previously developed land, is close to local services and facilities giving opportunities for walking, cycling and the use of public transport all of which will help to promote active healthy lifestyles. The location of the site close to the A339 means that the impact of air quality on the site would need to be considered as part of appropriate assessment and mitigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominately Neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Speen
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<b>Site ID:</b>	RSA3	<b>Site Address:</b>	Land at Bath Road, Speen, Newbury
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	The site is allocated within the Housing Site Allocations Development Plan Document (HSA DPD) for approximately 100 dwellings

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 100 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Newbury which is identified as an Urban Area in the settlement hierarchy and a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The promoter is not proposing any self and custom housebuilding plots.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>• Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. This could support and encourage healthy communities.</p> <p>Overall, in terms of environmental and social sustainability, development of the site would have a positive impact. If the allotments were not retained or re-provided Public Right of Way (PRoW) were not protected there could be a negative impact on environmental social sustainability</p>	<p>The new scheme no longer includes the development of the allotments; however, the Public Right of Way (PRoW) would need to be protected.</p> <p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will it support the reduction of crime or the fear of crime?</li> <li>• Will it promote development that creates safer places?</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with</p>	<p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit</p>

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					the Quality Design Supplementary Planning Document (SPD).	footpaths in order to design out crime
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	The site previously encompassed allotment areas; however in line with the new scheme, the allotments would no longer be developed. Two rights of way cross the site and there are Tree Preservation Order trees on the northern boundary of the southern proposed area.	<p>The new scheme no longer includes the development of the allotments; however, the PRoW would need to be protected.</p> <p>Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure</p>	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.</p> <p>This means that the site could have a positive impact on the district's economic sustainability.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	

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<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>The Council's Highways Team have not raised any road safety issues, they have advised that access can be obtained onto the A4.</p> <p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	<p>The site is located within Newbury, and is close to local services and facilities which encourage walking or cycling,</p> <p>There are a number of public transport options within the town centre. Newbury station is approximately 3km from the site.</p> <p>Development of the site would therefore have a positive impact on environmental and social sustainability</p>		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	<p>Site is close to a Local Wildlife Site.</p> <p>There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.</p>	<p>An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.</p>	

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	<p>The site is in an area of medium / high landscape sensitivity.</p> <p>As only part of the site is proposed for development it is unlikely that the site would have an impact on any aspect of sustainability from a landscape perspective.</p>	<p>Only part of the site is identified for development by the site promoter. Mitigation measures and development of a previously developed part of the site would ensure no negative impact on the character of the landscape.</p> <p>LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	<p>The site is close to Speen Conservation Area.</p> <p>The site is within the 2<sup>nd</sup> battle of Newbury battlefield area. There is archaeological potential on the site.</p>	<p>LPR policy SP9 (Historic Environment) will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>An archaeological desk based assessment and field evaluation to assess the historic environment potential of the site.</p> <p>Development of the site would need to protect and enhance the special architectural and historic interest of the Speen Conservation Area</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	<p>The site is close to the A34 which could cause air quality issues.</p> <p>Therefore, there could be a negative impact on social sustainability if appropriate mitigation was not included</p>	<p>Noise and air quality surveys would be required alongside any planning application.</p> <p>Careful design and appropriate mitigation should reduce the impact.</p> <p>LPR policy DC8 (Air Quality) seeks to maintain, and where possible, improve air quality and reduce exposure to areas of poor air quality.</p>	

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	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	?	<p>The site is close to the A34 which could cause noise issues.</p> <p>Therefore, there could be a negative impact on social sustainability if appropriate mitigation was not included.</p>	<p>Noise and air quality surveys would be required alongside any planning application.</p> <p>Careful design and appropriate mitigation should reduce the impact.</p>	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	<p>The site is greenfield.</p> <p>There are no known contamination issues on the site.</p>	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	<p>The site is underlain by a major aquifer (20%), is within an area where there is a high risk to groundwater, and is within a Source Protection Zone (SPZ), although the Environment Agency has no in principle objections to development in SPZs</p>	<p>A hydrological assessment would potentially be required as part of any planning application that comes forward on the site.</p> <p>LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.</p>	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield and could have a negative impact on environmental sustainability.</p> <p>The site is Grade 3 agricultural land but Natural England data on agricultural land quality</p>		<p>The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there</p>

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				does not distinguish if land is Grade 3a or 3b.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.

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					Thames Water have raised significant concerns regarding water supply capability, specifically water resources capability. Current water supply network in this area is highly unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development.  A detailed water supply strategy would therefore be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Part of the site is underlain by construction aggregates.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management</li> </ul>	0	The site lies within Flood Zone 1 and so there is a low probability of flooding.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with LPR policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	Unlikely to have an impact on any element of sustainability.

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		<p>of surface and groundwater flows?</p> <ul style="list-style-type: none"> <li>Will it support sustainable floodplain management?</li> </ul>				
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		

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		<ul style="list-style-type: none"> <li>Will it support sustainable rural diversification?</li> </ul>				

<b>Summary</b>				
<p>There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and with close proximity to open countryside and local sports facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. Part of the site is currently used as allotments which would need to be retained or relocated should the site be developed, or there would be a negative impact on environmental sustainability. The site previously encompassed allotment areas; however in line with the new scheme the allotments would no longer be developed. Two rights of way cross the site, and if they were not protected there could be a negative impact on social sustainability. The site's proximity to the A34 means that there could be issues of air or noise pollution, with a consequential impact on sustainability unless suitable mitigation measures are provided. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	HSA3 (former SHLAA ref NEW045)	<b>Site Address:</b>	Coley Farm, Stoney Lane, Ashmore Green
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	75 Dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is proposed for 75 dwellings, and is of a scale to provide affordable housing.</p> <p>The site's location adjacent to existing development is considered appropriate for affordable housing.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> </ul>	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The promoter is not proposing any self and custom housebuilding plots.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>Site is close to local services and facilities as well as open countryside and near to the local recreation ground.</p> <p>The planning application (20/00604/FULEXT) seeks to provide open space and children's play space.</p> <p>The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. There are limited opportunities for access to sports facilities and little impact on GI.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	+	<p>The scheme presented in the planning application (20/00604/FULEXT) is guided by the 'Secure by Design' principles.</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p>	
	2(c): To enable the protection and enhancement of high quality multi-functional	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open</li> </ul>	+	<p>The site is close to local amenity space, but it is unlikely that the development would impact on GI. There are opportunities for walking and</p>	<p>Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the</p>	

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	GI across the District	<ul style="list-style-type: none"> <li>space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		cycling, which gives easy access to local services and facilities.	development maximises the potential for strengthening local Green Infrastructure	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.</p> <p>There is easy access to the strategic network, and public transport opportunities.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	+	<p>The planning application identifies the widening of Stoney Lane, provision of footpath, pedestrian crossing, and extension of 30mph speed limit.</p> <p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety, through the measures identified above.</p>	Mitigation as per the planning application.	

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	The site is located within Newbury. There are a number of public transport options, including a bus route pass the site and a railway station (Newbury Racecourse) approximately 3km from the site. Newbury station is just over 3km from the site. There are a number of opportunities for walking and cycling to local services and facilities.	As part of a planning application a Transport Statement / Transport Assessment would consider opportunities for enhancing the feasibility of walking and cycling, and the use of public transport.	
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	There are up to date ecological surveys, included bat and reptile surveys. The scheme has been designed to offer enhancements. Mitigation measures would be secured by planning permission.	Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.  Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The site is rural in nature, especially to the north. It is in an area of medium landscape sensitivity. There are two trees with TPOs on the north western boundary. There will be moderate impacts on views into the site.	Buffer zones could be put in place to protect the trees protected by TPOs. Landscape advice states that the following mitigation would be required: <ul style="list-style-type: none"> <li>Retention of vegetation along Stoney Lane, except at the access point</li> <li>Development will be set back from Stoney Lane and a wide landscape buffer provided</li> <li>Development will be set back from the northern boundary and a woodland belt provided.</li> </ul>	The planning application identifies a net gain in trees and hedging being planting on site.

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	No recorded heritage assets, but some potential. An Archaeological Desk Based Assessment undertaken for planning applications and field evaluation needed.	Programme of investigation secured by planning condition.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	Unlikely to have an impact on air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is underlain by a minor aquifer and is within Source Protection Zone (SPZ3) although the EA has no in principle objections to developments in SZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	Not identified as an issue with the recent 2020 planning application.

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<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	Site is Greenfield.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	The allocation policy identifies parameters for successful integration in to the landscape and settlement.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0		Any development would need to comply with the policies in the Minerals and Waste Local Plan.	No comments in regard to planning applications.
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> </ul>	+	<p>The site is in Flood Zone 1. The eastern edge of the site is adjacent to an area of surface water flood risk.</p> <p>The layout and design for the planning application has factored in drainage and SuDS</p>	SUDs would be required on site	There is no flood risk on the site itself which has a positive impact on sustainability. The site is adjacent to an area of surface water flood risk which could have an impact on flooding on the site, and without the identified mitigation development could have a negative impact on sustainability.

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		<ul style="list-style-type: none"> <li>Will it support sustainable floodplain management?</li> </ul>				
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a</p>		

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		<ul style="list-style-type: none"> <li>Will it support sustainable rural diversification?</li> </ul>		neutral effect on economic sustainability		

<b>Summary</b>				
<p>There are no significant, sustainability impacts from this site. The site is close to local services and facilities, with opportunities for walking and cycling and good access to the countryside, thereby promoting healthy and active lifestyles. All of these aspects have a positive impact on sustainability. The site has the potential to deliver many benefits through good design and layout, taking into account the constraints of surface water flooding, landscape sensitivity, and highway network. Mitigation measures will be necessary, including to protect and enhance biodiversity, provision of SuDS, and strengthening of landscape features. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominately neutral	High	Newbury and Thatcham Spatial Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future.		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Greenham
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<b>Site ID:</b>	GRE3	<b>Site Address:</b>	Land to the south of Newbury Racecourse
<b>Use(s) proposed by site promoter</b>	Housing and open space	<b>Development Potential:</b>	Approximately 161 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The sites are allocated for approximately 160 dwellings and is of a scale to provide affordable housing.</p> <p>The sites lie adjacent to the settlement of Newbury which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	The sites are of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>[Will it support model standards of design with consideration of local context?]</li> <li>[Will it provide for cross border demands agreed with neighbouring authorities?]</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The sites are close to local services and facilities and open space at the adjacent West Wood, and Young Copse, Stroud Green recreation ground and Greenham Common.</p> <p>The sites are close to sports facilities at Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>	
	2(c): To enable the protection and	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or</li> </ul>	+	<p>The provision of open space is part of the site promotion</p>	<p>Whilst policy S7 will ensure that the development will strengthen</p>	

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	enhancement of high quality multi-functional GI across the District	<p>improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		<p>(separate parcel of land adjacent to New Road path). This connects with existing open space.</p> <p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.</p>	a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site is close to services and facilities at Newbury Retail Park.</p> <p>The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	<p>Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.</p> <p>The Council's Highway's Team advise that more than one access would be required to serve the site, and there must be links through.</p>	<p>Design of road/pedestrian/cycle link network through the site is required to better understand the impacts.</p> <p>With Sandleford there are improvements planned for the A339, which could then benefit the site, subject to modelling</p>	

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				Traffic modelling required to better understand effects on local highways network.	and results of a Transport Assessment.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>[Will it promote the use of locally produced or sourced goods and materials?]</li> </ul>	0	<p>There are opportunities for walking and cycling into Newbury town centre, and to access nearby services and facilities.</p> <p>Bus services near to the site (Westwood Road and Pigeons Farm Road)</p> <p>However, traffic will pass through Newbury AQMA at the A339.</p>		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	<p>The site is within a BOA. Priority habitats are present within and near to the site. Two areas of Ancient Woodland are within 500m of the site. European protected species, priority species, SSSI impact zone, a Statutory site and several Local Wildlife Sites are within 500m of the site. Secondary impact of additional visitors to Greenham Common to be considered.</p>	<p>15 metre buffer needed to Ancient Woodland. Assessment needed to establish impact on Ancient Woodland.</p> <p>Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	Surveys previously undertaken will need to be updated.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement</li> </ul>	-	<p>Medium/high landscape sensitivity.</p> <p>The West Berkshire Landscape Character Assessment (2019) notes that, in this area, the</p>	<p>LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will</p>	Existing low density development to south, and it is recognised that making efficient use of land would not

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		form, pattern, and character?		<p>pattern of fields, woodland, and commons separating settlements can give settlements an intimate and secluded feel, contrasting with the open nature of Greenham Common.</p> <p>The site is detached from the existing built up area by virtue of the existing woodland. The built up area to the south (Greenham) is low density development, whereas 160+ dwellings may not necessarily respect this character. The site forms an important part of the wider countryside, and a rural setting to Greenham.</p> <p>There is potential amalgamation of Newbury with Greenham with further loss of their individual identity further to the west, by blocking the continuation of open land to the east; and would introduce high density development in proximity to Greenham with a low density rural settlement character where woodland is the overarching feature.</p>	strengthen a sense of place through high quality locally distinctive design and place shaping.	necessarily reflect this character.
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> </ul>	-	<p>St Mary's Church to the south/south-west of the site is Grade II* listed. Risk of adverse harm to its open rural setting.</p> <p>Mill Hall School to south of site Grade II*.</p> <p>Evidence of medieval and post medieval agricultural systems, and possibly some prehistoric evidence.</p>	<p>Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>Heritage Impact Assessment required.</p> <p>Field evaluation to be undertaken to investigate archaeological resource of the</p>	

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		<ul style="list-style-type: none"> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>			smaller section. Larger section already has had archaeological investigation.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	-	Traffic generated from the site is likely to use the A339 and pass through the area covered by an Air Quality Management Area at Queens Road, Greenham Road roundabout.	Travel planning techniques will be required to encourage residents to consider alternative modes of travel to the private car. Improving vehicle emissions standards over time will also help to reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	The proximity of the site to the AQMA means that there could be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

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<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield. The site is predominately 3b agricultural land with small pockets classified as urban.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	-	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location, though the impact on the character of the area may also affect the density.  The open space has been factored in to the development potential.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	The site is detached from the existing built up area by virtue of the existing woodland. The built up area to the south (Greenham) is low density development, whereas 160+ dwellings may not necessarily respect this character. The site forms an important part of the wider countryside, and a rural setting to Greenham.
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>The development presents an opportunity to promote the re-use and sustainable management of water.</p> <p>The water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>The scale of development/s is likely to require upgrades to the wastewater network</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p> <p>A detailed water supply strategy informing what infrastructure is required, where, when and how it will be delivered is required.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	<p>2/3 of the site lies within the existing Mineral Safeguarding Area, 1/3 in the proposed Mineral Safeguarding Area.</p> <p>Consideration of policies 1&amp;2 of the RMLP would be required.</p>	<p>A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.</p>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	<p>The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.</p>	<p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p>	
	9(b): To sustainably manage flood risk to people,	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> </ul>	0	<p>The site lies within Flood Zone 1. Minor surface water flood flow route along a watercourse in the larger site. Possibility of</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	property and the environment	<ul style="list-style-type: none"> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>		groundwater emergence, which limits use of infiltration SuDS, in north east tip of larger site. No surface water flood issues for the smaller site.	Supplementary Planning Document.  Mitigation through careful design and extensive measures.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.  The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>				

Summary				
<p>In combination there are no significant sustainability effects. However, the site is distinct in its setting when compared to the surrounding low density built form, and has a rural character, and therefore may have a negative impact on local distinctiveness and character. The impact on the setting of the Grade II* Listed St Marys Church weighs negatively against development. There are ecological issues which require further investigation before establishing any mitigation. The impact of air quality and traffic passing through the A339 AQMA is a factor to consider and mitigation may be in the form of effective travel planning. The site is close to local services and facilities, and there are good opportunities for walking, cycling and using public transport, thus benefitting health and wellbeing. The surface water and groundwater flood risk may impact on the suitability of some SuDS. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future, with negative effects identified that may not be able to be mitigated.		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Greenham
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<b>Site ID:</b>	GRE6, Former SHLAA ref NEW047A	<b>Site Address:</b>	Land adjoining New Road, Newbury
<b>Use(s) proposed by site promoter</b>	Housing and open space	<b>Development Potential:</b>	Approximately 12 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The sites are allocated for approximately 12 dwellings and is of a scale to provide affordable housing.</p> <p>The sites lie adjacent to the settlement of Newbury which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	0	The sites are of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>			sectors of the community, including those with specialist requirements.	
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The sites are close to local services and facilities and open space at the adjacent West Wood, and Young Copse, Stroud Green recreation ground and Greenham Common.</p> <p>The sites are close to sports facilities at Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.</p> <p>Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	A public right of way runs through the southern tip of the site, connecting New Road (path) through West Wood to Greenham Road to the west). This will need protection. Access will cross existing bridleway (New Road). The provision of open space is part of the site promotion. The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.	Whilst policy S7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.  Public rights of way will need protection.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to services and facilities at Newbury Retail Park. The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or</li> </ul>	0	Additional traffic could result in road safety concerns, but any	Access in to the site may require upgrading, and the existing pinch	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
forms of safe and sustainable travel.		seriously injured on the roads?		development would have the potential to improve road safety.  The Council's Highway's Team have not raised any road safety issues, and have advised on suitable accesses and pedestrian links.	point on New Road amending or possibly removed.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	A regular bus service is near to the site (Westwood Road). There are opportunities for walking and cycling into Newbury town centre, and to access nearby services and facilities.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	The site is within a BOA. Priority habitats are present within and near to the site. Two areas of Ancient Woodland are within 500m of the site. TPOs present adjacent to the site. European protected species, priority species, a Statutory site and two Local Wildlife Sites are within 500m of the site. Secondary impact of additional visitors to Greenham Common to be considered.	15 metre buffer needed to Ancient Woodland. Assessment needed to establish impact on Ancient Woodland.  Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.  Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	Surveys previously undertaken will need to be updated.

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	<p>The West Berkshire Landscape Character Assessment (2019) notes that, in this area, the pattern of fields, woodland, and commons separating settlements can give settlements an intimate and secluded feel, contrasting with the open nature of Greenham Common. New development will therefore need to integrate into the landscape, and there is an opportunity to enhance the urban-rural interface in this area.</p> <p>12 dwellings plus open space, adjacent to the existing built up area, is likely to be integrated into the existing character of the area, whilst respecting that the site feels part of the countryside and distinct from the surrounding development.</p>	<p>LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>For successful integration the design, layout and landscaping will need to be carefully considered.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Unlikely to have an impact on heritage assets.</p> <p>Cropmarks may indicate medieval potential on site.</p> <p>St Mary's Church to the south of the site is Grade II* listed.</p>	<p>Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>Field evaluation to be undertaken to investigate archaeological resource.</p>	
<b>6: To protect and improve air, water and soil quality, and</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> </ul>	-	Traffic generated from the site is likely to use the	Travel planning techniques will be required to encourage residents to consider	The proximity of the site to the AQMA means that there could

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>minimise noise levels throughout West Berkshire.</b>		<ul style="list-style-type: none"> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>		A339 and pass through the area covered by an Air Quality Management Area at Queens Road, Greenham Road roundabout.	<p>alternative modes of travel to the private car. Improving vehicle emissions standards over time will also help to reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p>	be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				account the location of a site to ensure that the density is appropriate to the location.  The open space has been factored in to the development potential.	local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	The site lies within the existing Mineral Safeguarding Area.	Consideration of policies 1&2 of the RMLP would be required.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				Consideration of policies 1&2 of the RMLP would be required.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	?	The site lies within Flood Zone 1. There is a surface water flood risk affecting the south eastern part of the site.	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.</p> <p>Mitigation through careful design and extensive measures.</p>	Surface of site is wet and boggy which could indicate other at-surface water flows, so attenuation may prove difficult.
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		development in the longer term.
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p>		

Summary				
<p>In combination there are no significant sustainability effects. The impact of air quality and traffic passing through the A339 AQMA is a factor to consider and mitigation may be in the form of effective travel planning. The site is well related to existing development, close to local services and facilities, and there are good opportunities for walking, cycling and using public transport, thus benefitting health and wellbeing. Good design and layout, with high quality landscaping, would aid in integrating development into the existing built up area. The presence of Ancient Woodland, and the ecological value of the sites are factors which require further assessment and mitigation. The surface water flood risk and design solutions requires further investigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future.		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Greenham
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<b>Site ID:</b>	GRE10	<b>Site Address:</b>	Land to the east of Pigeons Farm Road, Greenham
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	Approximately 15 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The sites are allocated for approximately 15 dwellings and is of a scale to provide affordable housing.</p> <p>The sites lie adjacent to the settlement of Newbury which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>[Will the policy provide an equitable distribution of housing in the most sustainable locations?]</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	The sites are of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>• Will it encourage self and custom build housing?</li> <li>• [Will it support model standards of design with consideration of local context?]</li> <li>• [Will it provide for cross border demands agreed with neighbouring authorities?]</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• [Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?]</li> <li>• [Will it foster a sense of place and beauty?]</li> </ul>	+	<p>The sites are close to local services and facilities, the recreation ground adjacent to the site, and Greenham Common. Public rights of way connect the site to Greenham Common and West Wood to the north. Children's play area near to the site.</p> <p>The sites are close to sports facilities at Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will it support the reduction of crime or the fear of crime?</li> <li>• [Will it promote development that creates safer places?]</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>[Will it foster beauty and a sense of pride and place?]</li> </ul>	+	The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Public open space promoted, in line with policy provisions.	Whilst policy S7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site is close to services and facilities at Newbury Retail Park.</p> <p>The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.</p> <p>The Council's Highway's Team raise no issues with the access or local highways capacity.</p>		

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				Traffic modelling required to better understand effects on local highways network.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>[Will it promote the use of locally produced or sourced goods and materials?]</li> </ul>	+	There are opportunities for walking and cycling into Newbury town centre, and to access nearby services and facilities. Bus services near to the site (Pigeons Farm Road)		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	The site is within a BOA. Priority habitats are present within and near to the site. Ancient Woodland are within 500m of the site. European protected species, priority species, a Statutory site and Local Wildlife Site are within 500m of the site.	Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.  Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	-	The West Berkshire Landscape Character Assessment (2019) notes that, in this area, the pattern of fields, woodland, and commons separating settlements can give settlements an intimate and secluded feel, contrasting with the open nature of Greenham Common. New development will therefore need to integrate into the landscape.	LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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				Site would introduce residential development on the south side of Pigeons Farm Road, and does not relate well to the existing settlement form. The site is seen as part of the wider landscape and an extension of Greenham Common.		
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Mill Hall School to east of site Grade II*. Recreation ground lies in between the site and the school.</p> <p>Parkland features and planting may be of archaeological interest.</p>	<p>Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>Field evaluation to be undertaken to investigate archaeological resource</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	Unlikely to have an impact on air pollution.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and	

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					groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	Using the Pattern Book Study the development potential is 33 dwellings.
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Site within proposed Mineral Safeguarding Area. Northern border of site within an existing Mineral Consultation Area. Safeguarding policies will apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>[Will it support water resource management of</li> </ul>	0	The site lies within Flood Zone 1. Minor surface water flood flow route along a watercourse in the larger site. Possibility of groundwater emergence, which limits use of infiltration SuDS, in north east tip of larger site.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

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		<p>surface and groundwater flows?]</p> <ul style="list-style-type: none"> <li>Will it support sustainable floodplain management?</li> </ul>		No surface water flood issues for the smaller site.	Mitigation through careful design and extensive measures.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

<b>Summary</b>				
<p>In combination there are no significant sustainability effects. There are positive effects in supporting healthy and active lifestyles due to the site's location near to existing areas of open space, and presence of rights of way connecting the site to existing facilities and services. However, the site, as promoted, would introduce residential development to the south side of Pigeons Farm Road, on an area of land that is read as part of the countryside and Greenham Common beyond, and would be unlikely to improve the built environment. There are ecological issues which require further investigation before establishing any mitigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long Term
	<b>Cumulative/Compound:</b>	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future.		

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Newbury
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<b>Site ID:</b>	NEW1	<b>Site Address:</b>	London Road Industrial Estate, Newbury
<b>Use(s) proposed by site promoter</b>	Residential led mixed use	<b>Development Potential:</b>	130-167 flats / 12,400sq m industrial floorspace / 18,600 sq m office floorspace

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The proposed use is mixed with unspecified quanta of residential, industrial and office uses. Using the West Berkshire Density Pattern Book gives a residential development potential on the site is up to 167 dwellings. Policy SP19 is proposing that 30% of housing provided affordable housing is provided on sites that can accommodate 10 or more dwellings on previously developed land.</p> <p>Newbury is an Urban Areas within the settlement hierarchy meaning that it has a wide range of service and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all sections of the community?</li> </ul>	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p>		

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		<ul style="list-style-type: none"> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site is well located on the edge of the town centre to benefit from existing facilities in Newbury.</p> <p>The site is also located within walking distance of the train station, local employment opportunities, local facilities and the town centre.</p>		
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	?	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.		At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies LPR7 (Design Principles) and DC2 (Health and Wellbeing) which seek to secure high quality safe, sustainable and inclusive design

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						and development standards. These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	0	<p>There are no Public Rights of Way within the site.</p> <p>Public open space and green infrastructure have not been proposed by the site promoter, however higher level policies require the provision of Green Infrastructure (policy LPR10 – Green Infrastructure).</p>		
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	-	<p>The site is located in Newbury which has a wide range of service and opportunities for employment, community and education and has excellent access to the Railway line which provides links to Newbury, Thatcham, Reading and London.</p> <p>However, redevelopment of the site would result in the loss of the football ground which is a significant loss of green infrastructure as no replacement has been found.</p>		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	

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<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>The edge of town centre location of the site means that future occupants would be more likely to make a greater number of journeys on foot rather than by car and additional traffic could be limited.</p> <p>The Council's Highways Team have not raised any safety issues.</p>		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	Due to proximity of site to SSSI, buffer will be required. Within habitat network and net gain in biodiversity should be delivered.		
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The site lies within the settlement of Newbury and development would be seen within the context of existing development.		

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>A very small section of the southern part of the site lies within Newbury Conservation Area. The Conservation Area lies adjacent to the western and part of the eastern site boundaries. There is the potential for harm, although given the mature trees along eastern boundary of Victoria Park and the intervening A339, the impact is likely to be minimal.</p> <p>Heritage Impact Assessment will be required.</p>		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	+	<p>The site is located on the edge of the town centre within walking distance of a wide range of services and facilities so there is potential that it will help to reduce vehicular traffic and congestion and minimise emissions.</p> <p>The level of impact on minimising emissions also depends on building materials / construction, transport / design.</p>	Careful design and appropriate mitigation should reduce the impact.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The site is located on the edge of the town centre within walking distance of a wide range of services and facilities so there is potential that it will help to reduce vehicular traffic and minimise noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	+	The site is previously developed land therefore loss of soil will be minimal.		

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	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	++	The site is previously developed land and will minimise the loss of high quality agricultural land.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	<p>All development will increase the overall demand for water.</p> <p>Higher level policy provisions seek to meet this objective, eg. Policy DC5 (Water Quality).</p>	Development will have potential negative impacts on water related issues; however appropriate implementation of SuDS can mitigate these issues (SuDS are a requirement of policy LPR6 (Flood Risk)).	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre thus reducing emissions contributing to climate change.	Higher level policy provisions seek to meet this objective, for example policy LPR5 (Climate Change), LPR7 (Design Principles), LPR10 (Green Infrastructure).	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> </ul>	--	<p>1.1% of the site is located in FZ3b.</p> <p>67.5% of the site is located in FZ3a.</p> <p>13% of the site is located in FZ2.</p> <p>18.4% of the site is located in FZ1.</p>	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy LPR6 (Flood Risk).	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>		<p>The site is being promoted for a mix of uses, some of which are 'less vulnerable'. 'Less vulnerable' uses can be acceptable within Flood Zone 2 and 3a and include offices, industrial floorspace and retail. Residential development should only be located in FZ1.</p> <p>Groundwater flood risk exists which will limit use if infiltration for SuDs.</p> <p>Very high ground water levels over the whole site and risk of some surface water flood flow paths. Significant space would be needed for at-ground level SuDs. Green SuDs would be most appropriate.</p>	Further detail on SuDS is set out within the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	++	<p>The site is proposed to provide a mix of uses including offices floorspace. This would encourage the provision of employment opportunities that meet the needs of the District.</p> <p>Given its sustainable location, it would improve the accessibility to jobs.</p>		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	+	The provision of office floorspace will help attract businesses and inward investment to the district and help meet the need for town centre located office floorspace.		

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	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	+	The site is promoting an element of office floorspace therefore it will promote the sustainable economic growth of Newbury and its town centre vitality.		

Summary				
<p>There are a number of positive sustainability effects that developing the site would have including maximising opportunities for all forms of safe and sustainable travel, improving the efficient use of land, and supporting a strong, diverse and sustainable economic base which meets identified needs.</p> <p>In addition, the site's sustainable location on the edge of Newbury town centre will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>There are also a number of neutral impacts that developing the site would have, along with two clear negative impacts; firstly access to community infrastructure is reduced due to the loss of the football ground and secondly in relation to ensuring adaptation measures are in place to respond to climate change, specifically in relation to sustainably managing flood risk to people, property and the environment. Over two thirds of the site is located in FZ3a. There is a high probability of fluvial and groundwater flooding across the site hence developing it would not be directing development to an area at least risk of flooding.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly Neutral	High	Newbury and Thatcham	Permanent	Short to long term
	Cumulative/Compound:	The individual effects in combination do not compound the significance.		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Greenham
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<b>Site ID:</b>	HSA4 (former SHLAA refs NEW047B, NEW047C & NEW047D)	<b>Site Address:</b>	Greenham Road, Newbury (previously known as South East Newbury)
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	235 to 255 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The sites are allocated for approximately 235 to 255 dwellings and is of a scale to provide affordable housing.</p> <p>The sites lie adjacent to the settlement of Newbury which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream'?</li> </ul>	0	<p>The sites are of a scale to provide an appropriate mix of housing type and tenure.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing</p>	

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		<p>housing such as gypsy and traveller sites, houseboats?</p> <ul style="list-style-type: none"> <li>• Will it support suitable accommodation and infrastructure for older people?</li> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>			and future housing needs of all sectors of the community, including those with specialist requirements.	
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>• Will it foster a sense of place and beauty?</li> </ul>	+	<p>The sites are close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandlesford Park.</p> <p>The sites are close to sports facilities at Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will it support the reduction of crime or the fear of crime?</li> <li>• Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit</p>	

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					footpaths in order to design out crime.	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	Part of the site (NEW047B) is used as local amenity space by the local community. The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.	Whilst policy S7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to services and facilities at Newbury Retail Park and Newbury College. The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.  The Council's Highway's Team have not raised any		

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				road safety issues, and have advised on suitable accesses and pedestrian links in the planning applications.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	<p>A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre, and to access nearby services and facilities.</p> <p>However, traffic will pass through Newbury AQMA at the A339.</p>		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	<p>The two sites located to the east of Greenham Road are within a BOA and adjacent and close to Ancient woodland.</p> <p>Potential for reptiles, amphibians and badgers on the site. In addition, the site is in close proximity to the area covered by the West Berkshire Living Landscape Project.</p> <p>Areas dedicated for biodiversity areas/ecological mitigation and management areas are identified in legal agreements attached to planning permissions on the allocated sites.</p>	<p>Hydrological surveys to protect spring within ancient woodland would be required. Reptile, amphibian and badger surveys would be required. Development will be expected to support and make a positive contribution to the Living Landscape Project.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	<p>Area of Medium/High landscape sensitivity. Views from the north west of the site over the whole of Newbury.</p> <p>The site is well related to existing settlement in Greenham, and the allocation policy (RSA6) includes parameters setting out the design and layout, and factors to take into account.</p>	<p>Site area reduced to ensure maintenance of gap between settlements</p> <p>LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Unlikely to have an impact on heritage assets.		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	-	Traffic generated from the site is likely to use the A339 and pass through the area covered by an Air Quality Management Area.	<p>Travel planning techniques will be required to encourage residents to consider alternative modes of travel to the private car. Improving vehicle emissions standards over time will also help to reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p>	The proximity of the site to the AQMA means that there could be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.

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	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality.		
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Part of the site (NEW047B, C) is underlain by mineral deposits and adjacent to former minerals workings, which suggests there would be potential for extraction. Consideration of policies 1&2 of the RMLP would be required.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> </ul>	0	A small part of NEW047D is at risk from surface water flooding.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>		Appropriate SuDS have been identified through planning permission.	the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

<b>Summary</b>				
<p>In combination there are no significant sustainability effects. The impact of air quality and traffic passing through the A339 AQMA is a factor to consider and mitigation may be in the form of effective travel planning. The sites are well related to existing development, close to local services and facilities, and there are good opportunities for walking, cycling and using public transport, thus benefitting health and wellbeing. Good design and layout, with high quality landscaping, would aid in integrating the developments into the existing built up area. The presence of Ancient Woodland, and the ecological value of the sites are factors which require mitigation, as has been secured in recent planning applications. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long Term
	<b>Cumulative/Compound:</b>	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future.		

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Shaw cum Donnington
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<b>Site ID:</b>	SCD4	<b>Site Address:</b>	Land to the north of Newbury, Newbury
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 815 dwellings but known issues exist which may reduce this number

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate up to 815 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Newbury. Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	The site is located close to areas of employment, education as well as other services and facilities within Newbury. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green</li> </ul>	+	The site currently comprises of agricultural land. There is a Public Right of Way which traverses through the western site parcel. This would need to	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		<p>be protected should the site be developed.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	<p>ensure the development maximises the potential for strengthening local Green Infrastructure.</p>	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	+	<p>The level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction</p>		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	<p>There may be more than one access to the site.</p> <p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p>	<p>Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMA's or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	<p>The site is located in Newbury. There are a number of public transport options within Newbury Town Centre. Newbury station is c.3km from the site. There is a bus stop on Love Lane, however the frequency is very limited.</p> <p>There are a number of opportunities for walking and cycling to local services and facilities within Newbury. The site is adjacent to the A339 which could limit opportunities for walking and cycling from the site itself.</p>	Suitable provision would need to be made for walking and cycling access from the site. Development on the site could improve public transport services in the area.	The site is located close to local services and facilities, but walking and cycling routes would need to be significantly improved for the site to have a positive impact on all aspects of sustainability.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>There is a high risk of adverse impacts. Ancient woodland adjacent to the northern boundary of the eastern land parcel, with a very small amount falling within the site boundary.</p> <p>There are two Local Wildlife Sites adjacent to the northern boundary of the eastern land parcel.</p> <p>Part of the site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>Site may be suitable if appropriate mitigation and avoidance measures are included.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form,</li> </ul>	?	<p>Development of the site would be highly visible on the approach to and exit from Newbury on the A339.</p> <p>The land to the south of the site now has grant of planning permission (allowed at appeal),</p>	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		pattern, and character?		and development would link Newbury and Donnington in this location.  Further landscape assessment required to fully determine impact.	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	Development would harm the setting of Grade II Listed barn at Shaw Farm.  The site may lie within the extent of the 2nd Battle of Newbury. Various known assets in development area, the impact on which will need further investigation.	Heritage Impact Assessment required to establish the historic significance of the building within its wider setting.  Further work will be necessary, either to assess parts which have not had evaluation or to mitigate impact on development on known archaeological features.  Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Significant risk of Nitrogen Dioxide and Particulate Matter from construction and operational impacts in combination with HELAA site CA15.	Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.  Air quality assessment required.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	High risk of noise and vibration problems to future occupants from road and commercial uses. A medium risk to neighbours from commercial uses has been identified.	Policy DC4 restricts against development that leads to adverse effects on pollution of the environment.  Any development should be located on the least sensitive part of the site.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> </ul>	0	The site is greenfield.  There is a medium risk of contamination.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	

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		<ul style="list-style-type: none"> <li>Will it help prevent or reduce risk of contamination?</li> </ul>				
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.  Majority of site Grade 3 (it has not been possible to distinguish between grade 3a and 3b), however half of the western land parcel and a small part of the eastern land parcel is Grade 2.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water have significant concerns regarding water supply services in relation to this site. Specifically, the water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> </ul>	0	Parts of the site are underlain by construction aggregates.	Minerals Impact Assessment required.	

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	secondary materials	<ul style="list-style-type: none"> <li>Will it promote re-use of secondary materials?</li> </ul>			Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.</p> <p>Within the western parcel of land, there is a high risk of surface water flooding on the north eastern part.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk), although infiltration SuDS will not be possible due</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in areas at risk of flooding.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site,</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support the needs of the racehorse industry?</li> </ul>				it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield and part of it being Grade 2 agricultural land. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to parts of the site being at risk of surface water flooding. Avoidance of development in the areas at risk will be necessary and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p>

Development may have an impact on the built environment. Further assessment required to fully assess the impact.

Potential for air pollution also has an impact on the environmental sustainability.

There will be several positive impacts upon the environmental sustainability of the site. Part of site within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Thatcham	<b>Parish:</b>	Thatcham
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<b>Site ID:</b>	HSA5 (former SHLAA ref THA025)	<b>Site Address:</b>	Lower Way, Thatcham
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	85 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 85 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to Thatcham which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community,</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>			including those with specialist requirements.	
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site is close to facilities and offers access to the countryside, giving opportunities for walking and cycling.</p> <p>The site is close to facilities at Henwick Worthy Sports Ground and Kennet Leisure Centre.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	There is a Public Right of Way adjacent the eastern boundary of the site. The planning application 18/00964/FULEXT) does not show the site joining this PROW. Open space is proposed.	The right of way would need to be protected. Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site's location to the south of Thatcham gives opportunities for walking and cycling and gives easy access to local services and facilities.</p> <p>The site is located close to areas of education and employment, and is close to the A4 and public transport nodes.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>The Council's Highways Team have not raised any concerns in terms of the impact on the highway, subject to design consideration for pedestrian safety.</p> <p>Additional traffic could result in road safety concerns, but any</p>		

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				development would have the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	<p>There are a number of public transport options, including a train station and a frequent bus route that runs along the A4, which is close to the site. There is also a bus service along Lower Way. It should be noted that the train station is some distance from the site.</p> <p>There are a number of opportunities for walking and cycling (a cycle lane runs past the site) to local services and facilities.</p>		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	<p>The site is adjacent to SSSI, SAC, Local Nature Reserve and sits within a Biodiversity Opportunity Area.</p> <p>There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.</p>	<p>Through careful design, development should conserve and enhance the biodiversity and geodiversity of the surrounding area. As per the allocation policy development will be informed by an extended Phase 1 habitat survey, with avoidance and mitigation measures.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	<p>Development of the site has the potential to negatively impact on the landscape character. The Landscape Sensitivity Study (2009) for Thatcham identified this site as being located within the Thatcham Lakes area – an important landscape buffer between Newbury and Thatcham, but is visually marred by some development</p>	<p>As per the allocation policy the scheme will need to be informed by a LVIA, thus informing design, layout and capacity of development, including the public open space and nature and extent of the landscape buffer.</p> <p>LP policy SP8 (Landscape Character) will ensure a</p>	<p>Without appropriate planned development resulting from a sound LVIA there is potential for development to have negative impacts.</p>

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				on its edges. Thatcham Lakes is an important setting to the south of Thatcham and east of Newbury. The sharp contrast with the built form is of significant value. It provides an important open area which physically and visually separates Newbury from Thatcham.	landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Archaeological scheme of investigation secured via planning condition.	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	-	The site is located adjacent to sewage treatment works. The surrounding area is known to have a foul smell, especially in the summer months.  The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Further investigations required. An odour impact assessment would be required.  Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	The impact of the nearby sewage treatment works on development has the potential to negatively impact on air quality. There is also the potential for an impact on noise levels, as well as soil and water quality.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	?	The site is located adjacent to sewage treatment works.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> </ul>	?	The site is located adjacent to sewage treatment works and a site of contaminated land.	Further investigations required.  The sustainable excavation and storage for re-use of soil during	

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		<ul style="list-style-type: none"> <li>Will it help prevent or reduce risk of contamination?</li> </ul>			<p>construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	The site is located adjacent to sewage treatment works and a site of contaminated land.	<p>Further investigations required.</p> <p>Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.</p>	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield land		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	

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<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	The site is partially underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP required.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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place to respond to climate change.		<ul style="list-style-type: none"> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	?	Flood risk on the site is low, however there is an area of surface water flood risk adjacent to the site.	An FRA would be required and SUDs would need to be provided.  Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy S6 (Flood Risk) and the SuDS Supplementary Planning Document.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant.		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is partly greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.  The development of the site for housing will have an overall neutral effect on economic sustainability		

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	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p><i>&lt;If residential proposed then use following text&gt;:</i></p> <p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p>		

Summary				
<p>Overall the effect on sustainability will be predominantly neutral and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling and use of public transport, which could have a positive effect in terms of sustainability.</p> <p>The site is adjacent to the sewage treatments works, which could negatively impact upon the air quality. There is also the potential for an impact on noise levels, as well as soil and water quality given the close proximity to the treatment works.</p> <p>The majority of development on the site would take place on greenfield land which could negatively impact on the environmental sustainability of the site, and the sites proximity to the SSSI, SAC and Local Nature Reserve mean development on the site could have a negative impact on environmental sustainability without suitable mitigation. Subject to good design, layout and landscaping the site could have a neutral impact on the character of the area, in this open space. Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Thatcham	<b>Parish:</b>	Thatcham
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<b>Site ID:</b>	THA9	<b>Site Address:</b>	Land at Lower Way Farm, Thatcham
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	36 dwellings

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate 36 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Thatcham. Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<ul style="list-style-type: none"> <li>infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	The site is located close to areas of employment, education as well as other services and facilities within Thatcham.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity</li> </ul>	+	The site currently comprises of a residential dwelling and garden as well as a former farmstead. There are no	Whilst policy SP7 will ensure that the development will strengthen a sense of place	

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	high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>• Will it foster beauty and a sense of pride and place?</li> </ul>		public Rights of Way within the site that would be affected by any development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>• Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>• Will it provide better access to medical facilities?</li> <li>• Will it provide better access to major retail centres?</li> <li>• Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>• Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>• Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>The Council's Highways Team have commented that the site has sufficient</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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				frontage to enable access to the required standards to be achieved onto Lower Way.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	<p>There are a number of public transport options, including a train station and a frequent bus route that runs along the A4, which is close to the site. There is also a bus service along Lower Way. The train station is some distance from the site.</p> <p>There are a number of opportunities for walking and cycling (a cycle lane runs past the site) to local services and facilities.</p>		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>There is a medium risk of adverse impacts. Kennet and Lambourn Floodplain Special Area of Conservation, Thatcham Reed Beds Site of Special Scientific Interest, and a Local Nature Reserve are c. 60m from the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing</li> </ul>	?	Site itself is a buffer to development and forms part of the open character along this side of Lower Way. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development	

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		settlement form, pattern, and character?		landscape. Further assessment required if the site were to be considered further as an allocation.	will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>Site of post medieval farm removed in late 20th century, remains may still survive on site. There is also high potential in the deposit model for Upper Palaeolithic/Mesolithic archaeological remains within this site.</p> <p>The site is within a sensitive historic landscape character type of pre-18th century irregular fields (ie. early enclosure).</p>	<p>A desk-based assessment will be required to better understand archaeological potential and survival. In addition, fieldwork techniques will be required to better understand the Mesolithic potential may be necessary.</p> <p>Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Site near A4 and Thatcham Air Quality Management Area. Site is also impacted by odours from the sewage treatment works which are adjacent to the site.	<p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p> <p>Air quality assessment required.</p>	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Medium risk of noise and vibration problems to future residents from nearby commercial uses.	Policy DC4 restricts against development that leads to adverse effects on pollution of the environment. Appropriate site investigations / assessments may be required to guide development	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> </ul>	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it help prevent or reduce risk of contamination?</li> </ul>				
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.  The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.  The site promoter has suggested a lower development potential.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> <li>energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	<p>Thames Water have advised that the supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity. Consequently it is likely that the developer will be required to fund an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Impact study on water supply required.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Site underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
<b>9: To reduce emissions contributing to</b>	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through</li> </ul>	+	The development presents an opportunity to embed the principles of	Policy SP5 Responding to Climate Change will ensure the principles of climate	

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<b>climate change and ensure adaptation measures are in place to respond to climate change.</b>	greenhouse gas emissions	<ul style="list-style-type: none"> <li>adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>		climate change mitigation and adaptation into the development.	change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	<b>0</b>	<p>Small part of the southern site area is within Flood Zone 2.</p> <p>High groundwater levels. Chance of emergence across the whole site. This will prevent the use of infiltration Sustainable Drainage Systems (SuDS).</p>	<p>SuDS would be required to manage the site's drainage in line with policy SP6 (Flood Risk). SuDS may need to take the form of 'wetland' to merge into existing reedbeds to the south due to infiltration SuDS not being possible.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the southern area of the site.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	<b>0</b>	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business</p>

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	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		development in the longer term
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>The site is adjacent to the sewage treatment works which could negatively impact upon the air quality. Further assessment required to fully determine the impact.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to parts of the site being at risk of fluvial flooding. Avoidance of development in the areas at risk will be necessary.</p> <p>The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>Development may have an impact on the built environment due to the site forming part of the open character along the southern side of Lower Way, as well as being a buffer to development. Further assessment required to fully determine impact.</p>

There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Cold Ash	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	RSA8 (formerly COL002)	<b>Site Address:</b>	Land at Poplar Farm, Cold Ash
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	10 to 20 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated in the Housing Site Allocations Development Plan Document (HSA DPD) for between 10 to 20 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies to the built up area of Cold Ash, a Service Village. In such locations there are more limited range of services.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream'?</li> </ul>	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The promoter is not proposing any self and custom housebuilding plots.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types</p>	

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		<p>housing such as gypsy and traveller sites, houseboats?</p> <ul style="list-style-type: none"> <li>• Will it support suitable accommodation and infrastructure for older people?</li> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>			and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.	
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>• Will it foster a sense of place and beauty?</li> </ul>	+	<p>Good access to the countryside from the site for walking. Close to local services and facilities, with opportunities for walking and cycling.</p> <p>There is a recreation ground in the village and more formal Nearest sports facilities are in Thatcham.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will it support the reduction of crime or the fear of crime?</li> <li>• Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of</p>	

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					public spaces and well-lit footpaths in order to design out crime	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	The site's location gives opportunities for walking and potentially cycling within Cold Ash itself. The site has easy access to the countryside.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy LPR10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to local services and facilities (e.g. primary school and local shop) in the village, with employment opportunities in Newbury and Thatcham.		The site is located close to local education facilities near to employment facilities within Newbury and Thatcham. It is likely that there would be some level of car dependency due to the village location.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		

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				The allocation policy outlines where the likely access point would be.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	There is a 2 hourly bus service through the village linking Cold Ash to Newbury and Tilehurst. There are opportunities for walking or cycling to local services and facilities	Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained	In terms of sustainability it is still likely that there will be a degree of car dependency within the Village due to the location and limited range of services and facilities available within the village
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	Potential for birds, reptiles and bats on the site.	Extended Phase 1 Habitat Survey required together with any recommended follow up surveys. bird, bat and reptile surveys required. Mitigation could be required depending on the outcomes of the surveys. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.  Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable subject to protection and enhancement measures.	Landscape assessment indicates that development should be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns.  Development should be subject to the provision of:	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measures were implemented so that any

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					<ul style="list-style-type: none"> <li>• a tree belt and hedgerow along the western and southern boundaries;</li> <li>• woodland block in the north</li> <li>• western corner to mitigate effects on views from the PRoW to the north west;</li> <li>• woodland block along the southern edge to mitigate effects on views from the PRoW to the south;</li> <li>• a hedgerow and trees along the eastern edge</li> <li>• The preferred access is from Cold Ash Hill, via the existing farm track access;</li> <li>• A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</li> </ul>	protected species were not adversely affected.
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>• Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>• Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>• Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	Poplar Farmhouse is a Grade II listed building on the site boundary and is part of a historic farmstead.	<p>A heritage impact assessment is required and development should be sensitively designed. in relation to the listed building would be required. This assessment must also assess the impact of development upon the Grade II Listed farmhouse and its setting, and inform development on the site.</p> <p>Development must conserve and enhance the farmhouse and its setting.</p>	<p>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment, heritage impact assessment and ensured the conservation and enhancement of the listed building and its setting.</p> <p>Development also has the potential to improve the</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	built environment through a well designed scheme.
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	<p>Unlikely to have an impact.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p>	Development of the site is unlikely to have an impact on any element of sustainability.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact.	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	It is within a Source Protection Zone (SPZ3).	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> </ul>	-	A very small part of the site is PDL - the site is predominantly a greenfield site.		

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		<ul style="list-style-type: none"> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>				
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Unlikely to have an impact.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	?	The site and adjacent properties to the east and south along Cold Ash Hill are susceptible to surface water flooding (surface water flow path from the north) so safe flow routes would have to be provided through the site. The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site.	A FRA and appropriate flood mitigation measures, including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.  The allocation policy requires a detention pond to accommodate the drainage resulting from development.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

**Summary**

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability.

However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport through the increase of greenhouse gas emissions. There is potential for protected species on the site, and should this be confirmed appropriate mitigation would be required to ensure that development does not have a negative effect on environmental sustainability. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.

There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and ensured the conservation and enhancement of the Grade II listed Poplar Farmhouse and its setting. Appropriate avoidance and mitigation measures may also need to be implemented so that any protected species were not adversely affected.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury & Thatcham	<b>Settlement:</b>	Cold Ash	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	RSA9 (formerly HSA7/ COL006)	<b>Site Address:</b>	St Gabriels, Cold Ash
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	Approximately 5 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 5 dwellings.</p> <p>The site lies adjacent to the built up area of Cold Ash which is a Service Village meaning it has a limited range of facilities so it is only suitable for a limited amount of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> </ul>	0	The site is identified for 5 individually design dwellings but is likely to be limiting in providing a mix of housing type and tenure given the need to reflect the existing pattern and liner form of development fronting the Ridge.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>Good access to the countryside from the site for walking. Close to local services and facilities. There are opportunities for walking and cycling into Cold Ash.</p> <p>There is a recreation ground in the village and more formal Nearest sports facilities are in Thatcham.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open</li> </ul>	0	The site's location gives opportunities for walking and potentially cycling within Cold Ash itself. The site has easy access to the	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	functional GI across the District	<ul style="list-style-type: none"> <li>space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		countryside.	– Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to a local services and facilities (e.g. primary school) and there is also a local shop and post office in the village, with employment opportunities in Newbury and Thatcham.		The site is located near to employment facilities within Newbury and Thatcham. It is likely that there would be some level of car dependency due to the location of other village services
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	There are no pavements along this part of The Ridge, and the allocation policy seeks a footway to link the site to footways and bus stops nearby fronting St Finian's School. Additional traffic could result in road safety concerns, though the Highways Authority has not objected to the planning application (16/02529/OUTD).		<p>In terms of sustainability it is still likely that there will be a degree of car dependency within the Village due to the location and limited range of services and facilities available within the village site.</p> <p>Through the planning application it was concluded that a footway could not be</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						provided as it would facilitate the removal of a hedgerow.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>[Will it promote the use of locally produced or sourced goods and materials?]</li> </ul>	0	There is a 2 hourly an intermittent bus service through the village, linking Cold Ash to Newbury and Tilehurst. There are opportunities for walking or cycling to local services and facilities.	Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained	In terms of sustainability it is still likely that there will be a degree of car dependency within the Village due to the location and limited range of services and facilities available within the village site.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	No known protected species on the site	Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable without harm to the setting of the AONB provided an opportunity to retain views southwards towards the Kennet valley is included within the development layout and the rural character of this approach to Cold Ash is conserved and enhanced.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.  The development should be contained on the higher ground as a linear development along the road and be subject to the provision of:	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment.

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					<ul style="list-style-type: none"> <li>• A gap in the built form to allow views through the development to the open landscape to the south;</li> <li>• Individual driveway access onto The Ridge in keeping with the local pattern;</li> <li>• A soft edge to the southern boundary of the site with tree planting;</li> <li>• Retention of the hedgerow front boundary treatment;</li> <li>• A density to reflect that of the adjoining houses of The Ridge</li> <li>• Limiting the height of the dwellings</li> </ul>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>• Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>• Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>• Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Unlikely to have an impact	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>• Will it help reduce vehicular traffic and/or congestion?</li> <li>• Will it help reduce or minimise emissions of greenhouse gases?</li> <li>• Will it help improve air quality?</li> </ul>	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>• Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact.		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	?	Suspected contamination at St Gabriel's Farm due to some sludge lagoons	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	It is within a SPZ3	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is Greenfield land, and could have a negative impact on environmental sustainability.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and</b>	8(a): To reduce energy use and promote the development and	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> </ul>	+	The development presents an opportunity to support energy efficient development and	Policy SP5 Responding to Climate Change will ensure the principles of climate change	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>manage their use efficiently.</b>	use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>		promote the use of renewable energy and new technologies.	mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	No known minerals or waste issues.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	The site is not at risk from flooding.	A FRA and appropriate flood mitigation measures, including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place.
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>the vitality of town centres?</p> <ul style="list-style-type: none"> <li>• Will it promote the sustainable economic growth of villages?</li> <li>• Will it support sustainable rural diversification?</li> </ul>		employment use development is proposed for the site.		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport in terms of an increase in greenhouse gas emissions. Development of the site has potential to change the character of the built environment and impact negatively on environmental sustainability unless it is developed in line with the Landscape Assessment and the existing settlement pattern. Due to the lack of pavements along this part of The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns and so consideration of appropriate mitigation measures to reduce this impact would be required.</p> <p>There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Thatcham	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	CA12	<b>Site Address:</b>	Land at Henwick Park, Bowling Green Road, Thatcham
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	225 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate 225 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Thatcham. Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	The site is located close to areas of employment, education as well as other services and facilities within Thatcham. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space</li> </ul>	+	<p>The site currently comprises of agricultural land.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		setting to development. The site promoter has indicated that extensive amounts of parkland/agricultural land would be included with any development proposals.	Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	+	The level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction		
	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	There may be more than one access to the site.  Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(b): To increase opportunities for walking, cycling	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and</li> </ul>	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham although it is		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	and use of public transport	<ul style="list-style-type: none"> <li>use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>		some distance from the site. A number of bus services are available, although they do not pass the site. The nearest bus stop is on Westfield Road which is served by a number of services.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	There is a medium risk of adverse impacts. A Local Wildlife Site adjoins part of the northern site boundary.	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>Site may be suitable if appropriate mitigation and avoidance measures are included.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	?	A 2015 Landscape Capacity Assessment concluded that development on the whole site would lead to the perception of a merging of Cold Ash and Thatcham and would therefore have an adverse impact on the character of the landscape.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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				There may be potential for development on the southern part of the site only but further assessment would be required.		
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	<p>Potential of harm to setting of Henwick Old Cottage (Grade II).</p> <p>Site of demolished historic farm on site. Geophysical survey carried out in 2015 indicated a few anomalies.</p> <p>External field boundaries and some internal are at least 19th century in date and should be preserved in any development design.</p>	<p>Heritage Impact Assessment required.</p> <p>Were the site to be allocated and a planning application submitted, a watching brief condition would be required.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Site close to Thatcham Air Quality Management Area.	<p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p> <p>Air quality assessment required.</p>	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Low risk of noise and vibration problems to future occupants.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	<p>The site is greenfield.</p> <p>There is a low risk of contamination.</p>	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be	

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					required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield.</p> <p>Land on lower part of site Grade 3b. Grade 3a on the very western edge. Remainder identified as Grade 3 but it has not been possible to establish if it is 3a or 3b.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. However, the promoter suggested a lower development potential and this is being used as the indicative development potential.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water have significant concerns regarding water supply services in relation to this site. Specifically, the water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Parts of the site are underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
<b>9: To reduce emissions contributing to</b>	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through</li> </ul>	+	The development presents an opportunity to embed the principles	Policy SP5 Responding to Climate Change will ensure the principles of climate change	

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<b>climate change and ensure adaptation measures are in place to respond to climate change.</b>	greenhouse gas emissions	<ul style="list-style-type: none"> <li>adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>		of climate change mitigation and adaptation into the development.	mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.</p> <p>There is a major surface water flow route which passes through the site towards the east side and in the south east and south west corners.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Substantial attenuation measures required to mitigate for this which will have some impact on the developable area</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in areas at risk of flooding. The site promoter has indicated that the northern half of the site would include flood alleviation ponds.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business</p>

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	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		development in the longer term
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to parts of the site being at risk of surface water flooding. Avoidance of development in the areas at risk will be necessary and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>Development may have an impact on the built environment. Further assessment required to fully assess the impact.</p> <p>Proximity of site to the Thatcham Air Quality Management Area may impact on the environmental sustainability. Further assessment required to determine impact.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. Part of site within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p>

<p>The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	CA15	<b>Site Address:</b>	Land at Long Lane, North of Highwood Close and Shaw Cemetery, Long Lane, Newbury
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 351 dwellings but known issues exist which may reduce this number

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate up to 351 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Newbury. Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	0	<p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	The site is located close to areas of employment, education as well as other services and facilities within Newbury. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of</li> </ul>	+	The site currently comprises of agricultural land. There is a Public Right of Way which runs along the western boundary of	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design	

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	functional GI across the District	<p>way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		<p>the western site parcel, and another which runs along the southern boundary of the eastern site parcel. Both will need to be protected should the site be developed.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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				The Council's Highways Team have commented that an adoptable accesses are achievable.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	<p>The site is located in Newbury. There are a number of public transport options, including a bus route that passes the site. Newbury station is c.2.5km from the site.</p> <p>There are a number of opportunities for walking and cycling to local services and facilities.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing</li> </ul>	?	<p>The site, which is on relatively low ground, is open with little sense of seclusion, however it is enclosed by woodland along the western and eastern boundaries. The cemetery means that the</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		settlement form, pattern, and character?		eastern parcel of land is not physically adjacent to existing development, although it is adjacent to the settlement boundary. There is also a row of mature trees screening the cemetery from the eastern parcel of land.  Further assessment is required to determine if development might be acceptable within a strong landscape framework.	strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Development would not harm or result in the loss of any designated heritage assets.  No known undesignated heritage assets, however the site may lie within the extent of the 2nd Battle of Newbury and finds in the area would support this. Medium Upper Palaeolithic/ Mesolithic potential.  North-south boundaries across both sites are 19th century or earlier in date. Features along these should be preserved and design should take their courses into consideration.	A desk-based assessment will be required to better understand archaeological potential and survival.  Metal detecting survey.  Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Significant risk of Particulate Matter from construction and operational impacts	Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.  Air quality assessment required.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Low risk of noise and vibration problems to future occupants		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	<p>The site is greenfield.</p> <p>There is a medium risk of contamination.</p>	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield.</p> <p>The site is classified as Grade 2 agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> <li>energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water have significant concerns regarding water supply services in relation to this site. Specifically, the water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.

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	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	The site is not underlain by construction aggregates.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.</p> <p>Within the western parcel of land, there is a high risk of surface water flooding on the northern part. Within the eastern parcel, there is a high risk of surface water flooding on the southern part.</p> <p>High groundwater levels and chance of emergence at significant rates over most of the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk), although infiltration SuDS will not be possible due</p> <p>Potential for attenuation measures to control the surface water flow route but this will involve significant engineering that will reduce the developable area of the site.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in areas at risk of flooding.</p>	

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<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

**Summary**

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.

Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield and Grade 2 agricultural land. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.

Development may have an impact upon flood risk due to parts of the site being at risk of surface water flooding and there being high groundwater levels. Avoidance of development in the areas at risk will be necessary and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.

Development may have an impact on the built environment. Further assessment required to fully assess the impact.

There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Thatcham	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	CA16	<b>Site Address:</b>	The Creek, Heath Lane, Thatcham
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	45 dwellings

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate 45 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Thatcham. Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	The site is located close to areas of employment, education as well as other services and facilities within Thatcham. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green</li> </ul>	+	<p>The site currently comprises of a residential dwelling and garden.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green	

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		<p>infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		distinctive setting to development.	<p>Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.</p> <p>The 2015 Landscape Capacity Assessment identifies that a narrow belt of Green Infrastructure along the southern edge to retain the character of the Bowling Green Road is included as part of any development proposals.</p>	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	+	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities. However, were the site developed in conjunction with adjoining sites, then the level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction.		

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<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham although it is some distance from the site. A number of bus services are available, although they do not pass the site. The nearest bus stop is on Westfield Road which is served by a number of services.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	There is a medium risk of adverse impacts.	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>Site may be suitable if appropriate mitigation and avoidance measures are included.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	The 2015 Landscape Capacity Assessment concluded that the development on this site alone would not result in harm to the natural beauty and special qualities of the AONB. Most of the site would be suitable for development subject to a narrow belt of Green Infrastructure along the southern edge to retain the character of Bowling Green Road at this point.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	<p>Development would not impact on designated heritage assets.</p> <p>Non-designated heritage assets on the site – possible small scale farm or country house of late 19th century date. Fieldwork carried out in 2015 on surrounding land but not on this plot.</p> <p>Late 19th century yard of buildings. Recording required for any demolition. Area of high historic landscape character sensitivity and archaeological potential. Northern site boundary 18th century or earlier. Features should be preserved along its course.</p>	Heritage Impact Assessment required due to presence of non-designated heritage assets.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Site close to Thatcham Air Quality Management Area.	<p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p> <p>Air quality assessment required.</p>	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Low risk of noise and vibration problems to future occupants.		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	<p>The site is greenfield.</p> <p>There is a low risk of contamination.</p>	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	<p>The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.</p>	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield.</p> <p>The site does not comprise of high quality agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. However, the promoter suggested a lower development potential and this is being used as the indicative development potential.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
<b>9: To reduce emissions contributing to climate change and</b>	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through</li> </ul>	+	The development presents an opportunity to embed the principles of climate change	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are	

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<b>ensure adaptation measures are in place to respond to climate change.</b>	greenhouse gas emissions	adaptation and mitigation? <ul style="list-style-type: none"> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>		mitigation and adaptation into the development.	embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	+	The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.  There is no surface water or groundwater flood risk	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).  Further detail on SuDS is set out within the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability.  Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		sectors and business development in the longer term
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Proximity of site to the Thatcham Air Quality Management Area may impact on the environmental sustainability. Further assessment required to determine impact.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. Biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places. SuDS must be provided on all new developments and these not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity. The site is not at risk of flooding, and there will be no landscape impact.</p> <p>The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.</p>

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury/Thatcham	<b>Settlement:</b>	Thatcham	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	CA17	<b>Site Address:</b>	Regency Park Hotel, Bowling Green Road, Thatcham
<b>Use(s) proposed by site promoter</b>	Residential or residential/specialist residential	<b>Development Potential:</b>	45 dwellings or 28 dwellings with a specialist (C2) residential use

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate either 28 or 45 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Thatcham. Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	The site is located close to areas of employment, education as well as other services and facilities within Thatcham. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green</li> </ul>	+	<p>The site currently comprises of a residential dwelling and garden.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green	

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		<p>infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		distinctive setting to development.	Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	+	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities. However, were the site developed in conjunction with adjoining sites, then the level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction.		
	4: <b>To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.
	4(b): To increase opportunities for walking, cycling and	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling</li> </ul>	+	There are a number of opportunities for walking and cycling to local services and		

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	use of public transport	<ul style="list-style-type: none"> <li>and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>		facilities. There is a rail station in Thatcham although it is some distance from the site. A number of bus services are available, although they do not pass the site. The nearest bus stop is on Westfield Road which is served by a number of services.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	There is a medium risk of adverse impacts.	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>Site may be suitable if appropriate mitigation and avoidance measures are included.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	?	The 2019 Landscape Character Assessment identifies that the site is within an area where the landscape strategy is to retain the distinction between and individual identity of settlements such as Thatcham and Cold Ash and to conserve elements that mark a transition between settlement and countryside. Further assessment required.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	<p>Development would not impact on designated heritage assets.</p> <p>No known non-designated heritage assets on the site, however adjacent hotel may have originated from a small country house with grounds.</p> <p>Fieldwork carried out in 2015 on surrounding land but not on this plot.</p> <p>Area of high archaeological potential and high HLC sensitivity. Part of landscaped grounds in the 19th century surrounding what is now the hotel. Pond and tree banks shown on 1st Ed OS. Features may survive.</p>	Heritage Impact Assessment required due to presence of non-designated heritage assets.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Site close to Thatcham Air Quality Management Area.	Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Low risk of noise and vibration problems to future occupants.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	<p>The site is greenfield.</p> <p>There is a low risk of contamination.</p>	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of	

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		surface water) in the district?		principles objections to development in SPZs.	waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.  The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. However, the promoter suggested a lower development potential and this is being used as the indicative development potential.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	<p>Part of the site is underlain by construction aggregates.</p>	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	<p>The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.</p>	<p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p>	

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	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.</p> <p>There is minor surface water flood risk on the far south of the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic</li> </ul>	0	Housing development provides additional workforce and		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	vitality of town and village centres	<p>growth of urban areas and the vitality of town centres?</p> <ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>		customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability		

<b>Summary</b>				
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Proximity of site to the Thatcham Air Quality Management Area may impact on the environmental sustainability. Further assessment required to determine impact.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. Biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places. SuDS must be provided on all new developments and these not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>There is the possibility of an impact on the built environment (development could increase the coalescence between Thatcham and Cold Ash. Further assessment is required to determine the impact.</p> <p>The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Newbury/ Thatcham	<b>Settlement:</b>	Enborne	<b>Parish:</b>	Enborne
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<b>Site ID:</b>	TS2 (former GTAA ref GTTS2)	<b>Site Address:</b>	Long Copse Farm, Enborne
<b>Use(s) proposed by site promoter</b>	Travelling Showpersons yard	<b>Development Potential:</b>	The site has been allocated for 24 plots

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	0	The site is allocated in the Housing Site Allocations Development Plan Document (HSA DPD) for approximately x 24 pitches		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> </ul>	++	The site supports the provision of 'non mainstream' housing in the form of additional plots on a yard for Travelling Showpersons.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site has easy access to the countryside and is close to local services and facilities and opportunities for walking and cycling do exist. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.</p> <p>Sport facilities are not available within Enborne. Nearest sports facilities are within Wash Common, 2km from the site. Access would most likely be reliant upon the private car</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	The site is close to local services and facilities in Wash Common. The site is likely to have a positive impact on social and environmental sustainability
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	+	By allocating a yard it would aid in reducing unauthorised stays.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	0	Development will be directed away from Local Wildlife Sites on the site. Public Right of Way present to the north of the site	Create buffers between development and Local Wildlife Sites. Protect and maintain the Public Right of Way to the north of the site.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in</li> </ul>	+	Primary school is within walking distance. Local employment opportunities would be available within		

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		<ul style="list-style-type: none"> <li>education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>		Newbury however residents would be employed by the circus located on site. Services and facilities are available in Wash Common which is approximately 2km from the site		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety	The allocation policy requires a Transport Assessment to identify highway improvements to Wheatlands Lane, achieving appropriate sight lines at the access point, and road widening or passing places east of the site.	There are no access to local services and facilities however there would be a high degree of car dependency for higher order services and facilities.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	-	Bus stop is located approximately 1km from the site and is served by a 2hourly bus service to Newbury. Opportunities for walking and cycling do exist however there would be a high level of car dependency.	Mitigation could be provided through creation of passing places to enhance opportunities for walking and cycling	There are no access to local services and facilities however there would be a high degree of car dependency for higher order services and facilities.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	Local Wildlife Sites are present on the site which would need to be protected. A line of individual trees are located towards the western edge of the site and these would also need to be protected	Sensitive design ,layout and siting of the development on the site as well as landscaping could assist in minimising the impact on local wildlife sites	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The site is well screened to the east by Long Copse, and hedges, trees and copses provide screening from other directions. Although there are breaks in the vegetation in some places there are few views into the site	Sensitive design, layout and siting of the development on the site, as well as additional landscaping could assist in minimising any visual impact arising from the site	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Unlikely to have an impact	Sensitive design, layout and siting of the development on the site, as well as landscaping could assist in minimising any visual impact arising from the site.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	Unlikely to have an impact. A34 is in close proximity to the site and therefore there is the potential for air quality impact however this is not expected to be significant.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	A34 is in close proximity to the site and therefore there is the potential for noise impact		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				however this is not expected to be significant		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	Site is largely greenfield, however part of the site is an existing site for Travelling Showpeople	The development could help to mitigate the impact by maximising use of the previously developed land to accommodate the development	Development on greenfield land has a negative impact on environmental sustainability though mitigation will reduce the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	Part of the site is already used for Travelling Showpeople, and the additional plots seek to make efficient use of land on an existing site.	The development could help to mitigate the impact by maximising use of the previously developed land to accommodate the development	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	The development would not have an effect.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	0	The level of impact depends on the building materials used, construction methods, transport and design.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	-	The site is partly within Flood Zones 2 and 3 which are located on the northern part of the site. Caravans are a vulnerable use.	SUDs and a Flood Risk Assessment would be required. Development would be directed away from the flood Zones and mitigation measures could result in a positive effect. The allocation policy seeks to direct caravans away from Flood Zones 2 and 3.	Development could have a negative impact on all elements of sustainability however with the implementation of appropriate mitigation this could result in a positive effect
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for a yard. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic</li> </ul>	0	Housing development provides additional workforce and customers which has the		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	vitality of town and village centres	<p>growth of urban areas and the vitality of town centres?</p> <ul style="list-style-type: none"> <li>• Will it promote the sustainable economic growth of villages?</li> <li>• Will it support sustainable rural diversification?</li> </ul>		<p>potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability</p>		

<b>Summary</b>				
<p>There are no significantly positive or negative effects in relation to this site. The site is close to local services and facilities, though some of these will inevitably be accessed by car, overall this could have a positive impact on sustainability. Development of the site could however lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced with regard to flood risk and the greenfield nature of the site. Mitigation measures such as good design techniques, SUDS and layout would help to mitigate this impact.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury Thatcham	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Tilehurst	<b>Parish:</b>	Tilehurst
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<b>Site ID:</b>	RSA10 (HSA9/EUA008)	<b>Site Address:</b>	Stonehams Farm, Tilehurst (Site A)
<b>Use(s) proposed by site promoter</b>		<b>Development Potential:</b>	85 bed care home (Class C2)

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for a 55-bed care home (Class C2).</p> <p>The site lies adjacent to the settlement Tilehurst which is identified as an Urban Area and is in a suitable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> </ul>	+	<p>The site will provide suitable accommodation for older people in a sustainable location.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>Site is close to local services and facilities that would encourage walking or cycling as part of a healthy, active life.</p> <p>The site is close to recreation ground and the Cotswold Sports Centre.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	<p>The site has a right of way running along the western boundary of the site.</p> <p>The site is close to local services and facilities and</p>	Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		open countryside.	Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to services, facilities, and employment opportunities, including public transport links into Reading and beyond.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	The Council's Highways Team have not raised any road safety issues.  Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> </ul>	+	The site is close to public transport services. There are lots of opportunities for walking and cycling, with local services and facilities close to the site.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>				
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	The site is adjacent to ancient woodland and trees protected by TPOs.	An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.  Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The site is within the AONB and adjacent to the existing built up area of Tilehurst.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.  Mitigation in terms of positioning of development and additional landscaping required is set out in the allocation policy.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment	Policy LPR9 will ensure development protects, or conserves and enhances the significance of the historic environment.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on water quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.  If the site is contaminated, then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Site is completely underlain with gravel giving high potential for use or prior extraction (depending on depth and quality of deposit). Consideration of policies 1 & 2 of the RMLP are	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				relevant. would be required.  No known waste issues.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	The site lies within Flood Zone 1.	There is no evidence of flooding on the site.  Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

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	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p>		

Summary				
<p>There would be no significant sustainability impacts from development on this site. The site scores positively in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles. The proximity of the site to ancient woodland means that buffers would need to be provided as part of the site design. The site is located in the AONB, and without the mitigation measures set out in the allocation policy, and subject to high quality design, there would be a negative impact on environmental sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Tilehurst	<b>Parish:</b>	Tilehurst
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<b>Site ID:</b>	HSA10/EUA003	<b>Site Address:</b>	Stonehams Farm, Tilehurst (Site B)
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	60 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 60 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Tilehurst which is identified as an Urban Area and is in a suitable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>Site is close to local services and facilities that would encourage walking or cycling as part of a healthy, active life.</p> <p>The site is close to recreation ground and the Cotswold Sports Centre</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity</li> </ul>	0	<p>The site has a rights of way running along the</p>	<p>The right of way would need to be protected as part of any site</p>	

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	enhancement of high quality multi-functional GI across the District	<p>and quality of rights of way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		<p>western and eastern boundary of the site.</p> <p>The site is close to local services and facilities and open countryside.</p>	<p>design.</p> <p>Whilst policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy LPR10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI</p>	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to services and employment opportunities, including public transport links into Reading and beyond.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>The Council's Highways Team have not raised any road safety concerns.</p> <p>Additional traffic could result in road safety concerns, but any development would have</p>		The site is served by regular bus services, and is within walking distance of a number of services and facilities.

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				the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	The site is close to public transport services. There are lots of opportunities for walking and cycling, with local services and facilities close to the site		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	The site is adjacent to ancient woodland and trees protected by Tree Preservation Orders. Although no protections on the site itself.	An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.  Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.	Planning applications concluded no adverse impact on ecology.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The site is within the AONB, in an area of medium landscape sensitivity. Landscape Assessment indicates that some development would be suitable on the site.	Landscape Assessment indicates that part of the site would be suitable for development subject to important measures to conserve and enhance the AONB.  There are parameters for development set within the allocation policy, including limiting the developable area, and providing appropriate landscape buffers.	The development has the potential to improve the built environment through a well designed scheme.

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					LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	The site is the site of an historic farmstead	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	Unlikely to have an impact on sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	

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	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality	Policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Site is completely underlain with gravel giving high potential for use or prior extraction (depending on depth and quality of deposit). Consideration of policies 1 & 2 of the RMLP are relevant. would be required  No known waste issues.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> </ul>	0	The site lies within Flood Zone 1.	A FRA would be required, with appropriate mitigation with Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>			with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

<b>Summary</b>				
<p>There would be no significant sustainability impacts from development on this site. The site scores predominantly neutral, with positive scores in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles and lack of flood risk. The site is in the AONB, therefore there is potential, without mitigation, for the site to have a significantly negative impact on the character of the landscape. The Landscape Assessment indicates that development would be appropriate on part of the site, and sets out the mitigation measures that would be required to reduce the impact of development on the environment. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Purley-on-Thames	<b>Parish:</b>	Purley-on-Thames
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<b>Site ID:</b>	HSA10/EUA035	<b>Site Address:</b>	72 Purley Rise, Purley-on-Thames
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	35 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The propose use is residential, and the development potential on the site is 35 dwellings, and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to Purley-on-Thames which is identified as an Urban Area in the settlement hierarchy and a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and</li> </ul>	+	<p>The site is of a scale to provide an appropriate mix of housing type and tenure, including an element of self-build homes, as required by the allocation policy.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		traveller sites, houseboats? <ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>			and future housing needs of all sectors of the community, including those with specialist requirements.	
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	<b>+</b>	Site is close to recreation ground and play facilities and close to local services and facilities. There is opportunity for encouraging walking and cycling.  There are a range of services and employment opportunities close to the site, with a number of public transport options nearby	LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.  LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	<b>0</b>	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).  At the scheme design stage crime and safety issues need to	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	<p>There are no Public Rights of Way within the site.</p> <p>Public open space and green infrastructure are required by the allocation policy.</p>	Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is close to local services and facilities, with good access to education and employment services, with a number of public transport options nearby.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
<b>4: To promote and maximise opportunities for all</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Additional traffic could result in road safety concerns, but any development would have		Planning application 18/00878/OUTMAJ identified no issues with road safety.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
forms of safe and sustainable travel.				the potential to improve road safety.  The Highway's Authority has confirmed that the increase in movements would have a negligible effect on the A329.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	The site is close to a number of public transport options. Tilehurst railway station is approximately 2.6km from the site, and regular bus services pass by or near to the site.		The site is served by regular bus services and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	Development of the site would be unlikely to have an impact on biodiversity or geodiversity.	An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.	Development could have a negative impact on environmental sustainability, but with appropriate mitigation the impact would be neutral.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	<p>The site is well related to the existing settlement, with development on two sides.</p> <p>The site is adjacent to the AONB, but has a low/medium landscape sensitivity itself. Landscape Assessment work indicates that part of the site would be suitable for development subject to mitigation measures.</p>	<p>Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Mitigation measures as set out in the Council's landscape assessment would need to be provided. These include density, mass, scale, and height of development; landscape treatment; tree cover.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>There are Saxon graves near to the site.</p> <p>Unlikely to have an impact on access to or enjoyment of the historic environment.</p>	<p>Further work is required to determine whether there is anything of archaeological significance on the site.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	<p>The south of the site is located adjacent to the railway lines so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Development is only proposed for the southern part of the site.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The north of the site is located adjacent to the railway line.	Appropriate design to mitigate effects of noise and vibration from railway. Sufficient distance to be maintained.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	<p>The site is unlikely to have an impact on water resources.</p> <p>The site is located within the EA's Source Protection Zone 3.</p>	<p>LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.</p> <p>The SPZ will influence what SuDS can be used.</p>	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is Greenfield.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street	

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					patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	The site is located within a mineral consultation area. No known mineral deposits or waste issues.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaptation are embedded into the development. Mitigation could also include Transport Assessment / Travel Plans.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	The site is located within Flood Zone 1. The site is at risk from surface and ground water flooding.	<p>There has been no evidence of flooding on the site.</p> <p>A FRA and appropriate mitigation including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	Flooding can have a negative impact on all elements of sustainability; Mitigation measures should reduce this impact.
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.	The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary				
<p>There are no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and active and healthy lifestyles as it is close to local services and facilities. The proximity to the railway line could cause noise and air pollution, but careful design and use of only part of the site could mitigate this impact. The site is at risk from surface and groundwater flooding, although with appropriate mitigation the negative impact should be reduced. There are opportunities for biodiversity and landscape enhancements.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Calcot	<b>Parish:</b>	Holybrook
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<b>Site ID:</b>	HSA12/EUA025	<b>Site Address:</b>	Land adjacent to Junction 12 of the M4, Bath Road Calcot
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	The site has been allocated within the Housing Site Allocations Development Plan Document (HSA DPD) for between 150 and 200 dwellings.

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 150-200 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Calcot which is identified as an Urban Area and is in a suitable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	Site is quite close to open space facilities, although the A4 would need to be crossed	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					footpaths in order to design out crime	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	Development would deliver public open space in excess of local plan requirements (planning application 19/01544/FULEXT).	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site has good access to local services, education, and facilities including transport links to employment opportunities outside the immediate area.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	The Council's Highways Team have not raised any objection.  Additional traffic could result in road safety concerns, but any development would have	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability. Mitigation regarding access

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				the potential to improve road safety.		onto the A4 would help to ensure that development did not have a negative impact on road safety and the social sustainability associated with it.  Highways Authority routinely adjust traffic signals to improve network performance.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	Site is close to a recreation ground and close to local services and facilities, and open countryside. The site is near to a transport hub (Savacentre).	Allocation policy seeks footpath and cycle linkages to neighbouring allocated site (RSA14). Planning application (19/01544/FULEXT) seeks improvements to footway and cycleways along the A4 and Dorking Way.  A Travel Plan would aid in increasing opportunities for non-vehicle travel.	
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	The site is currently in environmental stewardship, including tree planting and bat roost creation. Water Voles and badger setts are also present on/in the vicinity of the site.	An extended phase 1 habitat survey has been undertaken for 19/01544/FULEXT). Retention of a wide area of open space to the west of the site would help to reduce the impact on biodiversity. Enhancement measures proposed.  Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.	Without mitigation there would be a negative impact.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing</li> </ul>	+	Unlikely to have an impact on the character of the landscape, including the AONB to the north of the site.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		settlement form, pattern, and character?		The site is read amongst the backdrop of the M4, existing development at Savacentre, neighbouring housing, and Arlington Business Park.	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>The site is well related to the existing settlement pattern.</p> <p>Unlikely to have an impact on heritage assets</p> <p>Unlikely to have an impact on cultural assets</p> <p>Unlikely to have an impact on access to or enjoyment of the historic environment</p>	LPR policy SP9 (Historic Environment) will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	-	The site is adjacent to the M4/A4 junction with the M4 running along the south west edge of the site. The railway line is in close proximity to the south-east of the site.	It may be that only part of the site is considered suitable for development. Mitigation measures, including careful design of buildings, and buffer zones, would be required. Retention of a wide area of open space to the west of the site would help to reduce the impact of air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The site is adjacent to the M4/A4 junction with the M4 running along the south west edge of the site. The railway line is in close proximity to the south-east of the site.	It may be that only part of the site is considered suitable for development. Mitigation measures, including careful design, buffer zones and noise fencing, would be required. Retention of a wide area of open space to the west of the site would help to reduce the impact of noise as would the design and layout of the scheme being based upon good acoustic design to ensure a good standard of amenity for the occupants.	Without the noise mitigation measures outlined in the planning application 19/01544/FULEXT there would be a negative impact on noise levels.

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and</b>	8(a): To reduce energy use and promote the development and use of	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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<b>manage their use efficiently.</b>	sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>		renewable energy and new technologies.		
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	The site lies partially within a Minerals Consultation Area and there may be construction aggregates underlying the site.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> </ul>	0	The site's location adjacent to the A4/M4 could lead to greater car use than other sites, due to the proximity to the strategy road network and the links to wider opportunities that this offers	Mitigation measures would be required, including design in accordance with the Core Strategy and Travel Planning measures to reduce car use to/from the site.  LPR policy SP5 (Responding to Climate Change) will ensure the	

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		<ul style="list-style-type: none"> <li>Will it support the use of green and blue infrastructure?</li> </ul>		However, the development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	principles of climate change mitigation and adaptation are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>Part of the site lies in Flood Zone 2 and in an area at risk from ground and surface water flooding.</p> <p>The housing is directed to Flood Zone 1.</p>	A FRA has been provided with the planning application (19/01544/FULEXT) and appropriate mitigation identified including SUDs included in any development as part of the open space.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		sustainable employment areas and sites?		development is proposed for the site.  The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability. Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.</p>		

### Summary

There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and with close proximity to open countryside and recreation facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. Good design and layout will ensure the development makes efficient use of land whilst being appropriate to the character of the area. Without sufficient mitigation there is potential for negative impacts on air quality and noise on this site due to the proximity to the M4/A4 junction. Flooding is also a risk on the southern part of the site, with ground water and surface water flood risk also present on the site. SUDs and other flood mitigation will be required. The site scores positively in terms of access to employment and services and facilities and opportunities for walking, cycling and public transport.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Calcot	<b>Parish:</b>	Holybrook
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<b>Site ID:</b>	HSA13/EUA026	<b>Site Address:</b>	Land adjacent to Bath Road and Dorking Way, Calcot
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	The site has been allocated for approximately 35 dwellings.

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 35 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Calcot which is identified as an Urban Area and is in a suitable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>Site is quite close to open space facilities, although the A4 would need to be crossed.</p> <p>Site is close to recreation ground.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site has good access to local services, education and facilities including transport links to employment opportunities outside the immediate area.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>The Council's Highways Team have not raised any objection.</p> <p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p>	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	The site is served by regular bus services, and is within walking distance of a number of services and facilities.

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	Site is close to a recreation ground and close to local services and facilities, and open countryside. The site is near to a transport hub (Savacentre).	The allocation policy seeks links to existing pedestrian and cycle links, and to the development at Dorking Way (RSA13).	
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	Unlikely to have an impact on biodiversity or geodiversity	An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.  Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	Unlikely to have an impact on the character of the landscape.	LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>The site is well related to the existing settlement pattern.</p> <p>Unlikely to have an impact on heritage assets</p> <p>Unlikely to have an impact on cultural assets</p> <p>Unlikely to have an impact on access to or enjoyment of the historic environment</p>	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	-	The site is adjacent to the A4 which could result in air quality issues on the site	Mitigation measures would be required. The allocation policy requires an air quality survey.	Development of the site could have a negative impact on social sustainability, although with the required mitigation this impact should be neutralised.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	?	The site is adjacent to the A4 which could result in noise issues on the site	The allocation policy seeks a noise survey and appropriate design to ensure a good level of amenity for residents. Mitigation measures would be required. The design and layout of the scheme will be based upon good acoustic design to ensure a good standard of amenity for the occupants.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater</li> </ul>	0	Unlikely to have an impact on water quality	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		and surface water) in the district?			quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Unlikely to affect minerals.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	0	The site's location adjacent to the A4/M4 could lead to greater car use than other sites, due to the proximity to the strategy road network and the links to wider opportunities that this offers	Mitigation measures would be required, including design in accordance with the Core Strategy and Travel Planning measures to reduce car use to/from the site.  LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> </ul>	0	The site is in Flood Zone 1, with a small part of the site is at risk from surface water flooding.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with LPR policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>				
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. Housing development provides additional workforce and customers		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary				
<p>There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and with close proximity to open countryside and recreation facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. Good design and layout will ensure the development makes efficient use of land whilst being appropriate to the character of the area. Without sufficient mitigation there is potential for negative impacts on air quality and noise on this site due to the proximity to the M4/A4 junction. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Theale	<b>Parish:</b>	Theale
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<b>Site ID:</b>	HSA14/THE009)	<b>Site Address:</b>	The Green, Theale
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	The site is allocated for approximately 100 dwellings.

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 100 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Theale which is a Rural Service Centre meaning it has a range of services and public transport provision.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>• Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site is located close to the local facilities in Theale. The site is close to local playing fields.</p> <p>The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will it support the reduction of crime or the fear of crime?</li> <li>• Will it promote development that creates safer places?</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit</p>	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>• Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development. The</p>	<p>Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		allocation policy seeks to create woodland copses and open grassland within the landscape buffer.	maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	Site close to local facilities and services (employment, shops, school).		Theale's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	The Council's Highways Team have not objected.  Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.	Suitable accesses to be provided.	The additional traffic at Lakeside (committed developments have been taken into account).
	4(b): To increase opportunities for walking, cycling	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> </ul>	+	There are a number of public transport options in Theale – railway station and several bus services.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	and use of public transport	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>		The site is close to local services and facilities which encourages walking and cycling.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	The site is not subject to any statutory or non-statutory designation of nature conservation interest.	An Extended Phase 1 Habitat Survey was submitted with planning application 19/01172/OUTMAJ).  Net gains in accordance with policy LPR11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The site lies within the setting of the AONB. The Landscape Character Assessment (2015) indicates only part of the site would be suitable for development.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.  Appropriate mitigation would be required as set out in the allocation policy including: <ul style="list-style-type: none"> <li>Limiting the western extent of the developable area;</li> <li>Retention of an open landscape buffer between the edge of the village, Englefield Park, and the boundary of the AONB;</li> <li>Provision of woodland copses and open grassland within the landscape buffer</li> <li>Retention and enhancement of existing tree planting along the road network around the site.</li> </ul>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>The site is well related to the existing settlement pattern.</p> <p>Unlikely to have an impact on heritage assets</p> <p>Unlikely to have an impact on cultural assets</p> <p>Unlikely to have an impact on access to or enjoyment of the historic environment</p>	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	<p>The site is adjacent to the A4, so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p>	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	There is unlikely to be an impact on noise levels.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	There is unlikely to be an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	There is unlikely to be an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	There may be construction aggregates underlying the site and possible construction aggregate mineral deposits. The site is underlain by an economic deposit of sand and gravel, meaning that safeguarding should be considered.	Any minerals recovered during development are put to beneficial use.	Planning application – not considered that prior extraction of mineral resource could be achievable.
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> </ul>	?	The site lies within Flood Zone 1, with small areas of surface water flood risk.	An FRA and appropriate mitigation, including SUDs would be required.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support sustainable floodplain management?</li> </ul>				
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

**Summary**

<p>There are no significant, sustainability impacts from this site. The site is close to local services and facilities, with opportunities for walking and cycling and good access to the countryside. All of these aspects have a positive impact on sustainability. Subject to following the design parameters as set out in the allocation policy the design and layout should be appropriate in the site's setting, not impacting on the landscape, AONB and character of the area. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominately Neutral	Medium	Theale	Permanent	Medium
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Theale	<b>Parish:</b>	Theale
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<b>Site ID:</b>	THE1	<b>Site Address:</b>	Whitehart Meadow, High Street, Theale
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	100 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	?	<p>The proposed use is residential and a care home. As the development potential triggers the need for affordable housing this will be sought to be provided. As the applicant presented a viability assessment as part of the 2016 planning application more information is needed to determine if this remains an issue.</p> <p>The site is located adjacent to Theale which is a Rural Service Centre, with accessible links.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	Viability issues at the planning application stage (16/03613/OUTMAJ). LPA Consultant considered that scheme could be policy compliant.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing</li> </ul>	+	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>A care home is proposed, meeting the needs of a particular group of the community.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing</p>	

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		<p>such as gypsy and traveller sites, houseboats?</p> <ul style="list-style-type: none"> <li>• Will it support suitable accommodation and infrastructure for older people?</li> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• [Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>			<p>and future housing needs of all sectors of the community, including those with specialist requirements.</p>	
<p><b>2: To improve health, safety and wellbeing and reduce inequalities</b></p>	<p>2(a): To support healthy, active lifestyles</p>	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>• Will it foster a sense of place and beauty?</li> </ul>	<p>+</p>	<p>A Public Right of Way (THEA/5/2) runs along part of the western site boundary and through a small part of the site, and there are connections to the countryside to the north.</p> <p>There is a small recreation ground to the west of the site, which contains a small play area.</p> <p>Outdoor facilities exist in the village for football, cricket, tennis and netball. Nearby there are further facilities for football, cricket, sailing, golf and canoeing. Indoor facilities are available in Burghfield Common, including a leisure centre at Willink School.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p> <p>The site presents opportunities to overlook the recreation ground and play area.</p>	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	<p>A public right of way exists to the west of the site.</p> <p>Public open space and green infrastructure have not been proposed by the site promoter, however higher level policies require the provision of Green Infrastructure (policy SP10 – Green Infrastructure). This would create an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	<p>Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI</p>	<p>The site's location to the east of Theale, and west of Calcot gives opportunities for walking and cycling and gives access to local services and facilities.</p> <p>The site presents opportunities to link the development to the recreation ground and play area.</p>
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> </ul>	+	<p>Theale benefits from a senior school and a new primary school, a medical centre, and shops within the high street.</p> <p>There is good connectivity to the rail network providing regular services towards Newbury and further west,</p>	<p>Mitigation is needed to counter the impact of the development on school places, including the avoidance of misplacing families and increasing transport of such families.</p>	<p>The policy is assessed overall as having a net positive effect on the headline objective for reasons that the village will bring new residents close to good transport links and digital services are locally available.</p>

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		<ul style="list-style-type: none"> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>		and to Reading and London. Regular bus services provide connections between Newbury and Reading.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	The access to the site would be onto the High Street. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	<p>There are regular bus and train services serving Theale. The train station is located approximately a kilometre from the site. There are opportunities for walking and cycling within Theale and to surrounding areas, with services within close proximity to the site.</p> <p>A transport assessment will be required to ascertain the impact on the capacity of the A4 near the M4.</p> <p>Overall, the effect is positive as the location presents good opportunities to increase opportunities for walking,</p>		

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				cycling and use of public transport.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	<p>There are priority habitats within the site and within a 500m radius; Ancient Woodland and Site of Special Scientific Interest within 500m of the site. The site is within a Biodiversity Opportunity Area.</p> <p>Up to date ecological surveys will needed to establish current site conditions.</p>	<p>Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	<p>The site is within an area of low to medium landscape sensitivity, and adjacent to the North Wessex Downs AONB.</p> <p>West Berkshire Landscape Character Assessment (2019) identifies that the gap between settlements and the countryside is important, and elements that mark this transition could be conserved.</p> <p>The Council's landscape assessment undertaken for planning application 16/03613/OUTMAJ) considered that a sensitively designed scheme should not adversely impact on the AONB and still maintain a perception of separation between Theale and Calcot.</p>	<p>Policy SP8 will ensure a landscape led approach to development and Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Only part of the site is suitable for development, due to area of flood risk and presence of high voltage overhead powerlines. Additionally the site is fairly open, with some tree belts and extensive areas of vegetation. Development would be expanded into the existing buffer between Theale and the M4.</p> <p>Mitigation measures in terms of design were presented in the Council's landscape assessment of the 2016 planning application (16/03613/OUTMAJ). These include layout of development, height, massing, scale, type of housing type and its location (i.e. apartment blocks), footpath</p>	

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					links, wildlife corridor, amenity space, open space	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Development would not impact upon designated heritage assets.</p> <p>An archaeological assessment will be required (2004 evaluation needs updating).</p> <p>A desk-based assessment is required to further understand archaeological potential and survival. Such an assessment would be required at the planning application stage.</p>	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	-	The site is adjacent to the M4, and development could see a significant worsening of nitrogen dioxide and particulate matter.	Careful design and appropriate mitigation should reduce the impact.	The site's sustainable location may aid in reducing reliance on the private car.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	-	The site is adjacent to the M4, and exposed to noise. High risk of noise and vibration from M4 and pylons.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	?	There is possibility of contamination due to the presence of the former sewage works to the north.	Will need further investigation, to identify contamination, and offer remediation measures.	

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	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield and is Grade 3 agricultural land.		Unsure if 3a or 3b ag land (the planning application was not refused as losing high quality agricultural land)
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	On site issues such as the high voltage overhead powerline and the presence of flood zone 2.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The site is open to the south, and would allow some degree of solar gain and enable the use of renewable technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water have significant concerns regarding water supply services in relation to this site. Specifically, the water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. (SuDS are a requirement of policy SP6 (Flood Risk). Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	The majority of the site is within an existing Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction	

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				The site is approximately 630 metres from a Minerals Preferred Area at south east of Theale, proposed for mineral extraction.	prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	?	<p>Part of the site lies within flood zone 2 (recently revised following a challenge to the Environment Agency).</p> <p>There is history of surface water flooding and there is high ground water, preventing the infiltration for Sustainable Drainage Systems.</p> <p>Therefore, further information is required to fully assess the flood risk and mitigation at the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development should be concentrated out of flood risk areas.</p>	If development within flood risk area raising floor levels may need to be explored.
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of</li> </ul>	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is

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		<ul style="list-style-type: none"> <li>employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>				not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

### Summary

Overall the site is likely to have a neutral impact on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site is well connected to the settlement of Theale, which includes schools, shops, medical facilities, places of employment and access to public transport. Development of the site will seek to encourage healthy lifestyles and opportunities for walking, cycling and accessing public transport. Subject to high quality design and layout the site has potential to accommodate development with limited impact on the character of the area. This is subject to mitigation and ensuring development does not adversely impact on the space between Theale and the countryside beyond. Development of the site could potentially have negative impacts on environmental sustainability as it makes use of greenfield land. The site is adjacent to the M4 which presents issues of noise and impact on air quality; is located adjacent to a former sewage works and the site may therefore be contaminated; and has high voltage pylons intersecting the land. Further investigation is needed to ascertain the effects. There is a risk of flooding, and given the type of

flood risk (surface water and ground water) this may impact on the successful implementation of SuDS. Further information is required to ascertain that the development can viably deliver affordable housing, given the evidence presented in a previous planning application. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominately neutral	High	Eastern Area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominately neutral effect on the quality of life for residents and the environment long in to the future.		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Theale	<b>Parish:</b>	Theale
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<b>Site ID:</b>	THE7	<b>Site Address:</b>	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5GB
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	70 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	The proposed use is residential. As the development potential triggers the need for affordable housing this will be sought to be provided. Located adjacent to a Rural Service Centre, with accessible links.	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.  LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.	

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		<ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>There are public rights of way to the north and south of the site, with road connections towards the town centre. There is a small recreation ground to the south of the site, which contains a small play area.</p> <p>Outdoor facilities exist in the village for football, cricket, tennis and netball. Nearby there are further facilities for football, cricket, sailing, golf and canoeing. Indoor facilities are available in Burghfield Common, including a leisure centre at Willink School.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>[Will it promote development that creates safer places?]</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public</p>	

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					spaces and well-lit footpaths in order to design out crime.  The site presents opportunities to overlook the recreation ground and play area.	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	<p>Public rights of way are present to the north and south of the site. The site presents opportunities to link the development to the recreation ground and play area.</p> <p>Public open space has been proposed by the site promoter, including a wildflower meadow.</p> <p>The site's location to the east of Theale, and west of Calcot gives opportunities for walking and cycling and gives access to local services and facilities.</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>Theale benefits from a senior school and a new primary school, a medical centre, and shops within the high street.</p> <p>There is good connectivity to the rail network providing regular services towards Newbury and further west, and to Reading and London. Regular bus services provide connections between Newbury and Reading.</p>		

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	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	<p>A Transport Assessment is required to evaluate traffic impact on the highway network (including the capacity of the A4 near the M4), due to concern regarding the impact on Blossom Lane and in to Theale.</p> <p>The access to the site would be onto Blossom Lane. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.</p>	Blossom Lane and Crown Lane have restricted carriageway characteristics, and would need to be improved.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	There are regular bus and train services serving Theale. There are opportunities for walking and cycling within Theale and to surrounding areas, with services within close proximity to the site.		

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<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	<p>There are priority habitats within the site and within a 500m radius; and Site of Special Scientific Interest within 500m of the site. The site is within a Biodiversity Opportunity Area.</p> <p>An area of Ancient Woodland abuts the north-eastern side of the site, with further areas of Ancient Woodland located within 500m of the site.</p> <p>Up to date ecological surveys will needed to establish current site conditions.</p>	<p>Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	<p>The site is within an area of medium to high landscape sensitivity, and adjacent to the North Wessex Downs AONB.</p> <p>West Berkshire Landscape Character Assessment (2019) identifies that the gap between settlements and the countryside is important, and elements that mark this transition could be conserved.</p> <p>The Council's landscape assessment for planning application 16/02850/OUTMAJ did not raise any 'in principle' issues to development's impact on the AONB and coalescence between settlements, subject to mitigation.</p>	<p>Policy SP8 will ensure a landscape led approach to development and Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>A landscape assessment has been undertaken for the 2016 application, with comments as recent as March 2020. Limit the developable area; retain a landscape buffer to Blossom Lane; additional layers of tree planting to screen views from the AONB and to break up the roofscape; the density needs to reflect the semi-rural edge of Theale; connection to the public open space is needed. The scale and massing of development is important.</p>	Subject to the design responding to the comments of the landscape consultant the effects could be positive.

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Development would not impact upon designated heritage assets.</p> <p>An archaeological assessment will be required.</p> <p>A desk based assessment is required to further understand archaeological potential and survival. Such an assessment would be required at the planning application stage.</p>	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	-	The site is adjacent to the M4, and development could see a significant worsening of nitrogen dioxide and particulate matter.	Appropriate assessments are needed for air quality and noise.	The site's sustainable location may aid in reducing reliance on the private car.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	-	The site is adjacent to the M4, and exposed to noise. High risk of noise and vibration from M4 and pylons.	Careful design and appropriate mitigation should reduce the impact.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	-	The site is greenfield. There is possibility of contamination due to the presence of the former sewage works.	Appropriate assessments would be required to identify contamination and offer remediation measures.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0		Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources	

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<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield, and is Grade 3 agricultural land.		Unsure if 3a or 3b (was not identified as a negative issue during the planning application process).
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. The number of dwellings also reflects the presence of the overhead power lines, and other on site constraints.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The site is open to the south, and would allow some degree of solar gain and enable the use of renewable technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water advise that the water supply is a significant additional demand in this area with the mains feed running close to or at capacity.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk).</p> <p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p> <p>The developer will need to fund an impact study of the existing infrastructure to determine the magnitude of spare capacity and a suitable connection point.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	<p>Approximately half of site within existing Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.</p> <p>The Site approximately 980m from Mineral Preferred Area: South East of Theale.</p>	<p>A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.</p>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> </ul>	+	<p>The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.</p>	<p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p>	

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measures are in place to respond to climate change.		<ul style="list-style-type: none"> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	?	<p>The eastern part of the site lies within flood zone 2.</p> <p>There is surface water and groundwater flood risk, and there is high ground water, preventing the infiltration for Sustainable Drainage Systems.</p> <p>Therefore, further information is required to fully assess the flood risk and mitigation at the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall</p>		

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				neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

<b>Summary</b>				
<p>The effect is predominately neutral, with no significant sustainability issues with the site. The site is well connected to the existing settlement with access to public transport, walking and cycling, and close proximity to open countryside and a play area, all of which will promote a healthy active lifestyle, having a positive impact on sustainability. The design, layout, and landscaping measures are important components in the integration of development into the wider built and natural landscape. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term. The site's proximity to the M4 means there could be a negative impact in relation to air and noise pollution, and the site's former use could mean there is contamination. These have a consequential impact on sustainability unless suitable assessments and mitigation measures are provided. There is a risk of flooding further assessment is required, and information on the compatibility of SuDS.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominately neutral	High	Eastern Area	Permanent	Short to long term for all sites
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long in to the future.		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Burghfield Common	<b>Parish:</b>	Burghfield
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<b>Site ID:</b>	HSA15/BUR015	<b>Site Address:</b>	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	The site is allocated for approximately 100 dwellings.

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 100 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Burghfield Common which is Rural Service Centre meaning it has a range of services and public transport provision.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• [Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?]</li> <li>• Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site has easy access to the countryside, and is close to local services, a playing field, and facilities which would enable walking and cycling</p> <p>Accessible to facilities in village, including leisure centre and football pitch</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will it support the reduction of crime or the fear of crime?</li> <li>• Will it promote development that creates safer places?</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of	<ul style="list-style-type: none"> <li>• Will it provide opportunities for, or improve the quantity and</li> </ul>	+	<p>The planning application 18/02485/OUTMAJ outlined an</p>	<p>Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place</p>	

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	high quality multi-functional GI across the District	<p>quality of rights of way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		<p>area of open space within the site.</p> <p>Site is close to local amenity space and close to children's play area.</p>	<p>through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure</p>	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>Accessible to local facilities and within walking distance of schools. Limited local employment opportunities, though accessible to Reading via public transport.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	<p>Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities</p>		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.</p>	<p>The planning application 18/02485/OUTMAJ includes a cycle and pedestrian link to Coltsfoot Way</p>	<p>There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						be a heavy reliance on the private car for many journeys
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be heavy reliance on the car		There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	Adjacent to Biodiversity Opportunity Area. Omer's gully to be protected. The site contains Ancient Woodland, and is adjacent to TPOs and a local wildlife site	<p>Appropriate mitigation to protect Ancient Woodland and Omer's gully would be required. Appropriate buffers would be required.</p> <p>Mitigation and enhancement measures from Extended Phase 1 Habitat survey would need to be implemented.</p> <p>Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.</p>	The planning application 18/02485/OUTMAJ considered that the ped/cycle link would not adversely impact on or result in loss of Ancient Woodland.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement</li> </ul>	+	The site is adjacent to the existing settlement and with careful design should not impact on the character of the built environment.	LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will	

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		form, pattern, and character?			strengthen a sense of place through high quality locally distinctive design and place shaping.  The allocation policy outlines parameters governing the design and layout of development.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Some high sensitivity historic landscape character along south eastern edge. Historic farmstead just outside. Otherwise unlikely to have an impact.		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	Unlikely to have an impact	Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	Unlikely to be any significant sustainability issues
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater</li> </ul>	0	Unlikely to have an impact	Policy LPR X requires that all development proposals must demonstrate that there would be	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		and surface water) in the district?			no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	Site is greenfield		Development on greenfield land could have negative impact on environmental sustainability
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	The site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP needs to be considered.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.  Mitigation could also include Transport Assessment / Travel Plans.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> </ul>	0	The site is adjacent to an area of surface water flood risk, with anecdotal evidence of drainage issues on the site	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>				
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		The site is for housing only however the development of housing contributes towards economic sustainability through the construction stage and the lifetime of the development. The impact on the agricultural holding could be mitigated by the land owner providing additional land elsewhere
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	Housing development contributes towards economic development through the construction stage and through the lifetime of the development (providing a workforce and customers). The greenfield site is for housing only. Development of the site would result in the loss of land associated with agriculture, which would impact on the farming business of the tenant	The land owner have confirmed that additional land could be provided to the farmer if required to mitigate the loss of agricultural land used as part of the farming business	
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> </ul>	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support sustainable rural diversification?</li> </ul>		housing only will have a neutral effect on economic sustainability		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with opportunities for walking, cycling and public transport all of which have a positive impact on sustainability. There is a potential negative impact on environmental sustainability without appropriate ecological mitigation measures. The site is greenfield which has a negative impact on environmental sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. Housing development contributes towards economic sustainability in the short term during the construction stage of the site it is not seen to promote key business sectors and business development in the longer term. Development of this site would result in the loss of agricultural land. The land owner has stated that mitigation in the form of additional land elsewhere close to the farm could be provided if required, however, this gives an uncertain sustainability impact</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly Neutral	High	East Kennet Valley	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Burghfield Common	<b>Parish:</b>	Burghfield
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<b>Site ID:</b>	HSA16/BUR002, 002A, 004	<b>Site Address:</b>	Land to the rear of the Hollies Nursing Home
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	60 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 60 dwellings, and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Burghfield Common which is identified as a Rural Service Centre meaning it has a range of services and public transport provision.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community,</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>			including those with specialist requirements.	
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site has easy access to the countryside and is close to local services and facilities which would enable walking and cycling.</p> <p>Accessible to facilities in village, including leisure centre and football pitch.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	Site is close to local amenity spaces and children's play area. A Public Right of Way runs along the eastern boundary of the site.	<p>The ROW would need to be protected.</p> <p>Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure</p>	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	Accessible to local facilities and within walking distance of schools. Limited local employment opportunities.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Additional traffic could result in road safety concerns, but any development would also	The allocation policy seeks exploration of options to provide footpath and cycle links from the site to other parts of the village.	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				<p>have the potential to improve road safety.</p> <p>The Highways Authority has not raised any concerns, subject to design matters.</p>	The access is to be widened.	<p>impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys.</p>
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	Part woodland BAP habitat and badger sett on site. Potential for reptiles and bats.	<p>An Extended Phase 1 Habitat survey undertaken for outline application (16/01685/OUTMAJ), and would be needed for remainder of allocated site. Any recommended follow up surveys to be undertaken as well. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.</p>	Without appropriate mitigation measures development could have a negative impact on environmental sustainability. Mitigation should neutralise this impact.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement</li> </ul>	+	Site is wooded, although woodland on the site itself is not ancient woodland, it is protected by a TPO.	<p>Wooded areas would limit area suitable for development. The site promoter does not intend to develop the wooded area.</p> <p>The parameters outlined in the allocation policy also seek LVIA</p>	The development has the potential to improve the built environment through a well designed scheme.

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		form, pattern, and character?		The character of the area is semi-rural, and the site is well related to the existing development.	which then guides development and provided appropriate landscape buffer.  LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Unlikely to have an impact.		Unlikely to be any significant sustainability issues.
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	Unlikely to have an impact.		Unlikely to be any significant sustainability issues.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact.		
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	Site is greenfield.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	+	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP is required.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.  Mitigation could also include Transport Assessment / Travel Plans.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	The site is not at risk from flooding although anecdotal evidence indicates that there may be some waterlogging at times.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).  Further detail on SuDS is set out within the SuDS Supplementary Planning Document.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability&gt;</p>		

### Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside. The site is not at risk from flooding, which gives a positive impact on all elements of sustainability. Without mitigation measures the site could have a negative impact on environmental sustainability in terms of biodiversity and ecology.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Eastern Area	Permanent	Short to Long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Burghfield Common	<b>Parish:</b>	Sulhamstead
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<b>Site ID:</b>	SUL1 (SHLAA BUR011)	<b>Site Address:</b>	Benhams Farm, Hollybush Lane, Burghfield Common, RG7 3JS
<b>Use(s) proposed by site promoter</b>	Self-build housing and custom build housing serviced plots	<b>Development Potential:</b>	43 self-build and custom-build housing serviced plots

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	As 43 dwellings are envisaged Policy SP19 is proposing that affordable housing is provided on sites that can accommodate 5 or more dwellings. The site lies in close proximity to the built up settlement of Burghfield Common, with a selection of services and facilities.	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> </ul>	+	The proposal is for self build housing and custom built housing serviced plots, thus responding to a need in the community.  The site is of a scale to provide an appropriate mix of housing type and tenure.	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.  LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.	

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		<ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>[Will it support model standards of design with consideration of local context?]</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>			LPR DC17 (Self and Custom build) requires a diverse mix of housing, and cater for new and emerging housing models.	
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?]</li> <li>[Will it foster a sense of place and beauty?</li> </ul>	+	There are outdoor facilities at the Willink Leisure Centre for football, tennis, and netball. There are community facilities for cricket and football in nearby villages. The AWE recreational society has facilities for tennis, rugby, football, and croquet.		
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	Promoter seeks to connect to adjacent public right of way (bridleway SULH/4/1). Play area is highlighted on the masterplan, as is an area of open space (woodland) with access to it from the site.  This would create an opportunity to create high quality GI which		Woodland as open space a benefit, not only to future occupiers but to surrounding residents and users of the bridleway.

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				would present an attractive and distinctive setting to development.		
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>Site within reasonable distance to Willink Secondary School and Mrs Blands and Garlands Primary School.</p> <p>Burghfield Common benefits from retail outlets. There are bus links towards Reading.</p> <p>Masterplan highlights access to bridleway and the provision of open space (woodland). There are a number of public footpaths within close proximity, including those across Wokefield Common (to the south east).</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	The site is accessed from Hollybush Lane. Improvements to the access and to the lane have been identified through past planning applications. The Council's Highways Team have not raised any safety issues.	Improvements to the access on to Hollybush Lane and the access lane would be required.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> </ul>	+	There is a regular bus service to Reading, with a bus stop within 0.5km. There are opportunities for walking and cycling, in the surrounding countryside and through Burghfield Common. There are facilities within		

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		<ul style="list-style-type: none"> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>		Burghfield Common to make use of without using cars.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	There are priority habitats and species within a 500m radius, and the site lies within a Biodiversity Opportunity Area.	<p>Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	<p>Extended Phase 1 ecological survey and Reptile study dated 2016, and so are out of date.</p> <p>The ecological survey did recommend habitat enhancement to become part of the landscaping details (both soft and hard).</p>
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it maintain and enhance the tranquillity of and the locally distinctive landscape characters within the district?</li> </ul>	+	<p>The landscape strategy (as set out in the Landscape Character Assessment 2019) is to positively manage the land of the fringes of settlements to avoid settlement coalescence and/or suburbanisation of the fringe.</p> <p>Development of the site would be adjacent to the existing built form. It is likely to assimilate with the local character. The site is well contained within existing landscape features.</p>	<p>Policy SP8 will ensure a landscape led approach to development and Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC17 requires high quality design and sensitive approach to the characteristics of the local area.</p>	<p>Whilst a previous planning application was refused on the impact on the character of the area this was not pursued with the appeal. The Inspector noted that there would be development would encroach into the countryside.</p> <p>Design and layout important factors to feed into this.</p>
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it sustain or improve the value of the heritage assets in the built and historic environment?</li> <li>Will it improve access to and understanding of</li> </ul>	?	Development could impact on the rural and open setting of Crofters Cottage, a Grade II Listed Building. A Heritage Impact Assessment would be required.	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	

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		<p>buildings and other heritage assets?</p> <ul style="list-style-type: none"> <li>Will it support the character of Conservation Areas?</li> </ul>		A 2016 desk-based archaeological assessment concluded that there was some potential on site. Further fieldwork will be necessary to investigate.		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	<b>0</b>	<p>The site lies on the western edge of Burghfield Common, and opportunities exist to walk or cycle to school, shops and leisure facilities. Development is unlikely to result in adverse impact on air quality.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	Careful design and appropriate mitigation should reduce the impact.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	<b>0</b>	The site is not located on a main road. There is a low risk of noise and vibration to future occupants.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	<b>0</b>	The site is greenfield. Contamination is unlikely.	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	<b>0</b>	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that	

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					development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield.</p> <p>The ALC is Grade 3, though it has not been possible to determine if it is 3a or 3b</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However this was not identified as a reason for refusal in the last planning application.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. In this case the lower figure as promoted by the landowner was considered appropriate, given the edge of settlement location and pattern and density of surrounding development.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The site has a south westerly aspect, and trees and development are present on the southern, eastern and northern boundaries.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	<p>Majority of site within existing Mineral Safeguarding Area.</p> <p>The site approx. 270m from Firlands, a Preferred Option for mineral extraction.</p>	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	Not identified as an issue during the planning application and subsequent appeal. However, this is part of the proposed Minerals and Waste Local Plan.
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development. This depends, to some extent, on the needs and requirements of each end user (as these are for custom build) in line with the local plan policies.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>[Will it support water resource management of surface and groundwater flows?]</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	There is no fluvial flood risk on this site. There is a small area of surface water flood risk, and SuDS would be required.	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy LPR6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and village centres</li> </ul>	0	Housing development provides additional workforce and customers which has the potential to support		

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		<p>the vitality of town centres?</p> <ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>		commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary				
<p>Overall the site is likely to have a positive impact on the sustainability objectives and the SA/SEA does not highlight any significant sustainability effects. The creation of self and custom build housing is a positive aspect, together with the provision of affordable housing. The site's location on the edge of Burghfield Common which benefits from public transport links, shops, schools, health services, leisure facilities, and cycling and footpath networks are all sustainability benefits, and will encourage active healthy lifestyles as well as seeking to encourage alternative methods of travel. Furthermore, the developer seeks to make connections to existing public footpaths and convert woodland into open space. The density is appropriate given the surrounding land uses and the edge of settlement site, and has the potential for a well-designed scheme. Further investigation is needed in relation to exploring the ecological value of the site, and the minerals resource. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominately positive	High	Eastern Area	Permanent	Short to long term for all sites
	Cumulative/Compound:	There will be a predominately positive effect on the quality of life for residents and the environment long into the future.		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Aldermaston	<b>Parish:</b>	Aldermaston
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<b>Site ID:</b>	TS1 (former GTAA ref GTTS5)	<b>Site Address:</b>	New Stocks Farm, Paices Hill, Aldermaston
<b>Use(s) proposed by site promoter</b>	Gypsy and Traveller pitches	<b>Development Potential:</b>	The site has been allocated for 8 permanent pitches

## 1. SA / SEA

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	0	<p>The site is allocated in the Housing Site Allocations Development Plan Document (HSA DPD) for approximately 8 pitches</p> <p>The site lies near to Aldermaston which is identified as a Service Village, where there are a more limited range of services and limited development potential.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	++	<p>The site supports the provision of 'non mainstream' housing in the form of additional pitches on an existing Gypsy and Traveller site.</p>		

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		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site has easy access to the countryside, and is close to local services and facilities in Tadley which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.</p> <p>Leisure facilities are available in Tadley.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is close to local services and facilities including a local leisure centre. The site is likely to have a positive impact on social and environmental sustainability.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	+	<p>By allocating a site for permanent pitches it would aid in reducing unauthorised encampments.</p> <p>The layout of the pitches is a factor to consider.</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	0	Unlikely to have an impact.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	The site is close to local services and facilities including a local leisure centre. The site is likely to have a positive impact on social and environmental sustainability.
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	Accessible to local services and facilities, including schools. A number of commercial uses surround the site.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	The site already has consent for transit pitches however the change to permanent could result in additional traffic which in turn could result in road safety concerns. Any development would also have the potential to improve road safety	Potential to provide Highway improvements along Paices Hill	There are opportunities for walking and cycling however public transport is limited and it is likely car dependence will be high. Overall, development is unlikely to impact on sustainability as the pitches proposed

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						replace existing transit pitches with permanent pitches
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>[Will it promote the use of locally produced or sourced goods and materials?]</li> </ul>	0	There are a number of opportunities for walking and cycling in the area. Public transport is limited. There is no pavement along Paices Hill. Potential for high car dependence	Potential to provide footpath along Paices Hill	There are opportunities for walking and cycling however public transport is limited and it is likely car dependence will be high. Overall, development is unlikely to impact on sustainability as the pitches proposed replace existing transit pitches with permanent pitches.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	No known habitats on the site		Development is unlikely to have an impact on any element of sustainability
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The site is currently a transit site for Gypsies and Travellers contained within a larger existing Gypsy and Traveller site.		Development is unlikely to have an impact on any element of sustainability
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> </ul>	0	The site is currently a transit site for Gypsies and Travellers contained within a larger existing Gypsy and Traveller site. It is unlikely to have an impact.		Development is unlikely to have an impact on any element of sustainability

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		<ul style="list-style-type: none"> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>				
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	Unlikely to have an impact.	Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	Development is unlikely to have an impact on any element of sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact, however there is the potential for general disturbance from existing residents on the wider site and surrounding commercial uses		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

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<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	+	Site is brownfield land		Development on brownfield site could have a positive impact on environmental sustainability as it prevents the loss of greenfield land elsewhere
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The pitches are of an appropriate size, and the number is appropriate for the site.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change	All development will increase the overall demand for water.

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					mitigation and adaption are embedded into the development.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	-	The site lies within 250m of a waste buffer zone (Aldermaston AWE, landfill site, and Buds Plantation).	It will need to be demonstrated that the proposal would not have a detrimental effect on an existing waste operation.	The site is previously developed, and stationing caravans and day rooms may have limited impact on waste operations, particularly as the site is a transit site at present.
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	0	The level of impact depends on the building materials used, construction methods, transport and design. Nature of caravan design means this may be difficult to achieve.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	Nature of caravan design means this may be difficult to achieve.
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	The site is not at risk of flooding	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	Unlikely to have an impact on any element of sustainability

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is brownfield and there will be no loss of employment land through the development of the site for Gypsy and Traveller pitches. No employment use development is proposed for the site. The development of the site for Gypsy and Traveller pitches will have an overall neutral effect on economic sustainability.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for Gypsy and Traveller pitches will have a neutral effect on economic sustainability.		

<b>Summary</b>				
There are no significantly positive or negative effects in relation to this site. The site is close to local services and facilities, with opportunities for walking, cycling and public transport in particular, this has a positive impact on sustainability. The site is also previously developed land which would positively impact on environmental sustainability. There is a negative effect in minerals and waste, as the site is within a 250m waste buffer zone. A developer may therefore need to demonstrate that the proposals would not have a detrimental effect on the existing waste operations. Overall the site has a predominantly neutral effect on the sustainability.				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	East Kennet Valley	Permanent	Short to Long Term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Woolhampton	<b>Parish:</b>	Midgham
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<b>Site ID:</b>	MID4	<b>Site Address:</b>	Land north of the A4 Bath Road, junction of New Hill Road, Woolhampton
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 20 dwellings but known issues exist which may reduce this number

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The proposed use is residential, and the development potential on the site is up to 20 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Woolhampton which is identified a Service Village in the settlement hierarchy. Service Villages have a limited range of facilities so it is suitable for a limited amount of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>[Will the policy provide an equitable distribution of housing in the most sustainable locations?]</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all [sector][sections] of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The promoter is not proposing any self and custom build serviced plots on the site.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<ul style="list-style-type: none"> <li>infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>[Will it support model standards of design with consideration of local context?]</li> <li>[Will it provide for cross border demands agreed with neighbouring authorities?]</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	0	The site is close to the recreation ground and play area of the A4 Bath Road, but some distance from sports facilities. There are publically available accessible facilities at the former Douai Abbey School to the north of Woolhampton and in Thatcham.	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas,</li> </ul>	+	There are no Public Rights of Way within the site.	Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place	

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	functional GI across the District	<p>open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>[Will it foster beauty and a sense of pride and place?]</li> </ul>		Public open space and green infrastructure have not been proposed by the site promoter.	shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4) which provides links to Newbury, Thatcham, Reading and London</p> <p>The policy is assessed overall as having a net positive effect on the headline objective for reasons that the village will bring new residents close to good transport links and digital services are locally available.</p>		The proximity to local employment opportunities means that the site should have a positive economic sustainability
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	The access to the site would be onto the A4. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage	
	4(b): To increase opportunities for walking, cycling and	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for</li> </ul>	+	There is a regular bus service serving the village and the railway station is close to the		

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	use of public transport	<p>walking, cycling and use of public transport?</p> <ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>		site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	<p>Adjacent to Ancient Woodland and Local Wildlife Site.</p> <p>There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.</p>	<p>An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p>	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland are provided
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	The site is unlikely to have an impact on the character of the landscape	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Development would not harm or result in the loss of any designated heritage assets.	<p>LPR policy SP9 (Historic Environment) will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>An archaeological desk based assessment and field evaluation to assess the historic environment potential of the site.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	<p>The site is adjacent to the A4, so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p> <p>LPR policy DC8 (Air Quality) seeks to maintain, and where possible, improve air quality and reduce exposure to areas of poor air quality.</p>	<p>Development of the site could have a negative impact on social sustainability due to potential noise and air pollution. With appropriate mitigation, eg. careful design and construction, this risk should be minimised.</p> <p>Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability</p>
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	?	The site is adjacent to the A4, so there is potential for noise pollution on the site.	<p>Noise and air quality surveys would be required alongside any planning application.</p> <p>Careful design and appropriate mitigation should reduce the impact.</p> <p>LPR policy DC4 (Environmental Nuisance and Pollution Control) requires that development must lead to adverse effects on pollution of the environment.</p>	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> </ul>	0	The site is greenfield land.	The sustainable excavation and storage for re-use of soil during construction can help with the	

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		<ul style="list-style-type: none"> <li>Will it help prevent or reduce risk of contamination?</li> </ul>		There are no known contamination issues on the site.	re-establishment of soil functions following its movement	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield and classified as non-agricultural land.		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	The site is within an existing and proposed Mineral Safeguarding Area.	Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> </ul>	0	The site lies within Flood Zone 1 and so there is a low probability of flooding.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with LPR policy SP6 (Flood Risk) and the SuDS	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>			Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> </ul>	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such		

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		<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>		commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary				
<p>There are no significant sustainability effects on the site, and in many cases development on this site will not have an objective on the sustainability objectives. The proximity of the site to local services and facilities will bring sustainability benefits – the site will encourage active healthy lifestyles and opportunities for walking, cycling and public transport. The site could potentially have a negative impact on environmental sustainability in terms of biodiversity unless appropriate mitigation measures are provided to protect the adjacent designated areas. The proposals for the site have taken this into account, so it is anticipated that this potential negative impact would be neutralised with mitigation. The site's proximity to the A4 gives another potential negative impact on social sustainability in terms of air and noise pollution. With appropriate mitigation it is likely that this impact will be minimised. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Hungerford	<b>Parish:</b>	Hungerford
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<b>Site ID:</b>	HSA18/HUN007	<b>Site Address:</b>	Land east of Salisbury Road, Hungerford
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	The site is allocated for approximately 100 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated in the Housing Site Allocations Development Plan Document (HSA DPD) for approximately 100 dwellings, and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Hungerford which is identified as a Rural Service Centre.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site is close to sports centre and ready access to countryside.</p> <p>The site's location to the south of Hungerford gives opportunities for walking and cycling and gives easy access to local services and facilities.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way,</li> </ul>	+	Close to sports centre. Right of way through site.	The PROW will need to be protected.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	functional GI across the District	<p>recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		<p>The allocation policy explores the siting of permanent allotments. Suitable open space provided within the site (eg LEAP)</p>	<p>Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.</p>	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site is located close to education facilities as well as other services and facilities within Hungerford.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	<p>Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.</p>	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p> <p>The access to the site would be from the A338 (Salisbury Road). The Council's Highways Team</p>	<p>The allocation policy seeks the widening of the footway alongside the A338, and retention and enhancement of the existing footpath link from the site to the town centre. Additional footpath and cycleway links are envisaged to locations</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				have not raised any safety issues.	including the schools and leisure facilities.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	+	There are a number of transport options from this site. It is within walking and cycling distance of facilities in Hungerford, including the rail station. There are a limited number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.	<p>Travel Plan to encourage walking and cycling to be secured through planning application.</p> <p>CIL payments to improvements to highways in the town.</p>	
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	No known habitats	Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	0	Development over the whole of this site would result in significant harm to the natural beauty of the AONB. The impact is localised.	<p>The allocation policy sets parameters in consideration of the site's sensitive location in the AONB:</p> <ul style="list-style-type: none"> <li>Creation of a woodland buffer to define the new edge of the settlement</li> <li>Careful design of the gateway approach</li> <li>Retention of views through the site to the wider landscape</li> <li>Retention of existing mature tree cover</li> <li>Careful design to respect the site's semi-rural location.</li> </ul> <p>LPR policy SP8 (Landscape Character) will ensure a</p>	Potential negative impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Archaeological investigation needed to examine cropmark evidence/series of enclosures/possible ring ditch.	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise levels		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	

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	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	No impact.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> </ul>	0	The site is not at risk from flooding	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

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		<ul style="list-style-type: none"> <li>Will it support sustainable floodplain management?</li> </ul>				
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant.		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

<b>Summary</b>
There are no significant positive or negative effects if only the northern part of the site is considered for development.

The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of this means that there would be a positive impact on sustainability. The site sits in a sensitive location within the AONB and to the south of Hungerford settlement. Suitable design and landscape features are required to ensure development does not have an adverse impact on the landscape and character of the area. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB spatial area	Permanent	Short to Long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Lambourn	<b>Parish:</b>	Lambourn
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<b>Site ID:</b>	RSA22 <i>HSA DPD ref: HSA19 Former SHLAA ref: LAM005</i>	<b>Site Address:</b>	Land adjoining Lynch Lane, Lambourn
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	Approximately 60 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 60 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Lambourn which is identified as a Rural Service Centre. Rural Service Centres have a range of services and reasonable public transport provision. Therefore they provide opportunities to strengthen role in meeting the requirements of local communities.</p>	Policy LPR Affordable Housing seeks provision on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and</li> </ul>	+	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site specific policy for the site requires that development should ensure a mix and type of dwellings appropriate for the local area, taking into account the needs of the racehorse industry which has a specific need for affordable single person accommodation</p>	<p>Policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The site specific policy will ensure that the specific needs of Lambourn are met.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		traveller sites, houseboats? <ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>		The site has not been promoted for self-build housing.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.	<p>Policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is close to local services and facilities including a local leisure centre and playing field, as well as good access to the countryside.</p> <p>Development of the site is likely to have a positive impact on social and environmental sustainability.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD)	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies SP7 (Design Principles) and DC2 (Health and Wellbeing) which

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						seek to secure high quality safe, sustainable and inclusive design and development standards.  These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	<p>The site currently comprises of agricultural land. There are no Public Rights of Way (PRoW) within the site.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	<p>Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure (GI) will also ensure the development maximises the potential for strengthening local GI.</p> <p>Development of the site provides opportunities to enhance the existing PROW and bridle-path network through the creation of new routes linking to existing. This is a requirement of the site specific policy for the site as is the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn.</p>	Overall it is unlikely that development of this site would have an impact on any element of sustainability. However, the site does provide the opportunity to enhance the exiting PROW which could have a positive impact on environmental and social sustainability.
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in</li> </ul>	+	The site is close to local services and facilities within the village.		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic

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		<ul style="list-style-type: none"> <li>education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>		The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities,		sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car.	The site specific policy for the site requires that pedestrian and cycle links must be provided. In addition, PRoW and bridleway improvements are required.	There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods.

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<p><b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b></p>	<p>5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire</p>	<ul style="list-style-type: none"> <li>• Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>• Will it encourage habitat creation and connectivity?</li> <li>• Will it help tackle climate change?</li> </ul>	<p><b>0</b></p>	<p>The site is adjacent to the River Lambourn, which is a SSSI and SAC.</p> <p>The site is also adjacent to a Biodiversity Opportunity Area.</p> <p>The site is a potential UKBAP grassland.</p>	<p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>The site specific policy requires an Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>The site specific policy also requires a significant buffer / stand-off between the SSSI/SAC and the development.</p>	<p>Due to the site's location, adjacent to the SSSI and SAC without careful design development could have a negative impact on these areas, however with careful design and appropriate mitigation measures the impact on the environmental sustainability could be reduced.</p>

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	<p>The site is located within the AONB.</p> <p>A 2011 Landscape Sensitivity Assessment (LSA) indicated that the site could be developed without detriment to the natural beauty of the AONB, subject to some mitigation measures.</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The site specific policy for the site requires that the design, layout and capacity must be in accordance with the LSA and be further informed by a Landscape Visual Impact Assessment.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	The site is in an area of high archaeological potential	<p>The site specific policy requires that development is informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.</p> <p>Policy SP9 will also ensure development protects, conserves and enhances the significance of the historic environment.</p> <p>Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.</p>	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> </ul>	?	The level of impact on minimising emissions depends on location of development within the site, building materials /	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Policy DC7 sets criteria to maintain, and where possible,</p>	Development of the site is unlikely to have an impact on any element of sustainability.

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		<ul style="list-style-type: none"> <li>Will it help improve air quality?</li> </ul>		construction, transport / design.	improve air quality and reduce exposure in areas of poor air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact levels on noise		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact quality on soil quality	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact quality on water	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>This is a greenfield site.</p> <p>The southern part of the land has been identified as Grade 2 agricultural land, whilst the remainder is Grade 3.</p>		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development potential and developable area has taken into account the existing constraints on the site and the outcomes from the 2011 LSA.		

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<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Site partially underlain by construction aggregates.	Minerals Impact Assessment required.  Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
<b>9: To reduce emissions contributing to</b>	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through</li> </ul>	+	The development presents an opportunity to embed the principles of climate change	Policy LPR5 Responding to Climate Change will ensure the principles of climate	

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<b>climate change and ensure adaptation measures are in place to respond to climate change.</b>	greenhouse gas emissions	<ul style="list-style-type: none"> <li>adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>		mitigation and adaptation into the development.	change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	The northern and north eastern edge of the site is within Flood Zones 2 and 3. The site is also within in a groundwater emergence zone and surface water flood risk area.	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the area at risk of flooding, and this is in line with the site specific policy for the site.</p> <p>The site specific policy for the site also requires that any scheme for the site s informed by a Flood Risk Assessment.</p>	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided. Developing outside Flood Zones 2 and 3 will help to reduce the flood risk and potential impact on sustainability.
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

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		<ul style="list-style-type: none"> <li>Will it support the needs of the racehorse industry?</li> </ul>				
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p>		

Summary						
<p>Overall there are no significant sustainability issues with this site, and it is likely to have a predominantly neutral effect on sustainability.</p> <p>The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.</p> <p>Potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB and the proximity of the site to the SSSI and SAC. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided. Developing outside Flood Zones 2 and 3 will help to reduce the flood risk and potential impact on sustainability.</p>						
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>		

Predominantly neutral	High	AONB - Lambourn	Permanent	Short to Long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Lambourn	<b>Parish:</b>	Lambourn
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<b>Site ID:</b>	RSA23 <i>HSA DPD ref: HSA20 Former SHLAA ref: LAM015</i>	<b>Site Address:</b>	Land adjacent to Newbury Road, Lambourn
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	Approximately 5 dwellings

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 5 dwellings.</p> <p>The site lies adjacent to the built up area of Lambourn Rural Service meaning it has a limited range of facilities so it is only suitable for a limited amount of development.</p>	<p>The site is allocated for approximately 5 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Lambourn which is identified as a Rural Service Centre. Rural Service Centres have a range of services and reasonable public transport provision. Therefore they provide opportunities to strengthen role in meeting the requirements of local communities.</p>	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	0	<p>The site is identified for approx. 5 individually designed dwellings but is likely to be limiting in providing a mix of housing</p>	<p>Policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping</p>	

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		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.</p> <p>The site is close to a leisure centre.</p>	<p>Policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	The site is close to local services and facilities including a local leisure centre and playing field, as well as good access to the countryside. Development of the site is likely to have a positive impact on social and environmental sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD)	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies SP7 (Design Principles) and DC2 (Health and Wellbeing) which seek to secure high quality safe,

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						sustainable and inclusive design and development standards.  These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	<p>The site currently comprises of agricultural land. There are no Public Rights of Way (PRoW) within the site.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	Whilst policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy LPR10 – Green Infrastructure (GI) will also ensure the development maximises the potential for strengthening local GI.	The site is close to local services and facilities including a local leisure centre and playing field, as well as good access to the countryside. Development of the site is likely to have a positive impact on social and environmental sustainability.
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>The site is close to local services and facilities within the village.</p> <p>The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities.</p>		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic sustainability.

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	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car.		<p>There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods.</p> <p>Overall it is unlikely that development of this site would have an impact on any element of sustainability.</p>
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	The site lies in close proximity to the River Lambourn Site of Special Scientific (SSSI)/Special Area of Conservation (SAC).	<p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>The site specific policy for the site requires an extended phase 1 habitat survey together with further detailed studies arising as necessary.</p>	Without mitigation measures there would be potential for a negative impact on environmental sustainability.

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					<p>Furthermore, as part of the FRA consideration will also be given to the provision of SuDS on the site, along with appropriate mitigation measures to protect the River Lambourn SSSI/ SAC.</p> <p>A SuDS scheme would need to be provided as part of any planning application, along with appropriate mitigation measures to protect the River Lambourn SAC/SSSI eg. possibly petrol/oil receptors.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	<p>The site is located within the AONB.</p> <p>The Landscape Sensitivity Assessment (LSA) indicates that only the south western part of the site could be developed subject to conditions, as set out in the LSA.</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The site specific policy for the site requires that the design, layout and capacity must be in accordance with the LSA and be further informed by a Landscape Visual Impact Assessment.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> </ul>	0	Unlikely to have an impact on any element of sustainability	<p>Further investigation required as part of any planning application – geophysical survey followed by trial trenching.</p> <p>Policy LPR9 will ensure development protects, or conserves and enhances the significance of the historic environment.</p>	

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		<ul style="list-style-type: none"> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>				
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact.  Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.	Development of the site is unlikely to have an impact on any element of sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise levels		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact quality on soil	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	Unlikely to have an impact on water quality	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>This is a greenfield site.</p> <p>The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.</p>		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development potential and developable area has taken into account the existing constraints on the site and the outcomes from the 2011 LSA.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change	All development will increase the overall demand for water.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		management of water?			mitigation and adaption are embedded into the development.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	No known issues.		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	The south western part of the site is within a groundwater emergence zone	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the groundwater emergence zone.</p> <p>The site specific policy for the site requires that any scheme for the site s informed by a Flood Risk Assessment.</p>	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided.

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<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

**Summary**

Overall there are no significant sustainability issues with this site and it is likely to have a predominantly neutral effect on sustainability.

The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.

Potential negative impacts could occur in relation to the environmental sustainability due to the greenfield nature of the site and its location within the AONB. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability.

Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB – Lambourn	Permanent	Short to Long Term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	RSA24 <i>HSA DPD ref: HSA22</i> <i>Former SHLAA ref: BRS004</i>	<b>Site Address:</b>	Land off Stretton Close, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Approximately 10 dwellings

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 10 dwellings and is of a scale to provide affordable housing. The site has outline permission for 11 dwellings (17/03411/OUTMAJ), and three of these units are proposed for social rented and intermediate housing.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing</li> </ul>	+	<p>The site is of a scale to provide a mix of housing type and tenure. The site has outline planning permission and 8 (4-bed) private market dwellings, 2 (2-bed) social rented houses, and 1 (3-bed) intermediate house is proposed.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<p>such as gypsy and traveller sites, houseboats?</p> <ul style="list-style-type: none"> <li>• Will it support suitable accommodation and infrastructure for older people?</li> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>		The site has not been promoted for self-build housing.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>• Will it foster a sense of place and beauty?</li> </ul>	<b>0</b>	<p>The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away.</p> <p>The site is well placed for access to the countryside.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the north west of Bradfield Southend gives opportunities for walking and cycling and gives easy access to local services / and facilities, a recreation ground and play area.</p> <p>Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will it support the reduction of crime or the fear of crime?</li> <li>• Will it promote development that creates safer places?</li> </ul>	<b>0</b>	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.

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	2(c): To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	<p>The site currently comprises of agricultural land. There are no public Rights of Way within the site that would be affected by ay development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p> <p>The site has outline planning permission and landscaping as well as a SuDS pond is proposed.</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There is are limited employment opportunities facilities within the village and therefore access to employment would be mainly by car.</p>		<p>The site is located close to facilities however these are limited. There are limited employment opportunities and public transport options are limited.</p> <p>The site is therefore unlikely to have any impact upon the district's economic sustainability.</p>
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	+	The Council's Highways Team raised no object to the outline planning application for the site.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage	

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	<p>There is limited public transport access – there is a bus service which runs 3 journeys a week. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>	Bus services are limited although it is possible that development could result in an increased bus service.	<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>The site has Tree Preservation Orders (TPO) on trees within its boundary and sits within a Biodiversity Opportunity Area (BOA).</p> <p>The outline planning permission for the site sees the retention of the majority of trees. Three trees are proposed for removal, and the Council's Tree Officer has confirmed that these are of a low quality. New tree planting is proposed.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>Policy DC14 requires that the removal of protected trees will only be allowed in exceptional circumstances. Development layout could be designed to protect the TPO trees.</p> <p>The site specific policy for the site requires that an arboricultural survey informs</p>	

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					the delivery of the site due to the presence of protected trees	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	<p>The site is within the AONB.</p> <p>The Landscape Capacity Assessment (LCA) (2014) concluded that development on part of the site could be accommodated subject to important measures to conserve and enhance the natural beauty and special qualities of the AONB.</p> <p>Whilst the outline planning application was refused, permission was granted at appeal. The Inspector concluded that development would not harm the character and appearance of the area and would preserve the landscape and scenic beauty of the AONB.</p>	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Capacity Assessment (2014)
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	There is low archaeological potential on the site.		

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<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p>	Development of the site is unlikely to have an impact on any element of sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise levels		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	Unlikely to have an impact on soil quality.	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>Site is greenfield.</p> <p>The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.</p>		The site could have a negative impact on environmental sustainability as it is a Greenfield site

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	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development potential and developable area has taken into account the existing constraints on the site and the outcomes from the 2014 LCA.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	<p>The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.</p> <p>The site has outline planning permission. The proposed houses will be of a traditional masonry construction, and will therefore have a high thermal mass to act as a buffer to external heat fluctuations.</p> <p>To prevent heat loss the houses will be well insulated and measures will be taken to limit air leakage. The houses will be constructed to meet the requirements of Building Regulations Approved Document Part L1A 'Conservation of Fuel and Power (New Dwellings)' 2010.</p> <p>The houses will be designed for a maximum potential water consumption of 125 litres of water per person, per day.</p>	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Part of the site is underlain by construction aggregates.	Minerals Impact Assessment required.  Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> </ul>	0	<p>The site does not fall within an official area of flood risk.</p> <p>The Parish Council indicated that there was standing water on the site during Jan/Feb 2014.</p> <p>The site has outline planning permission and the development proposals include a Sustainable Drainage Systems (SuDS) pond.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document (SPD).</p> <p>The site specific policy for the site requires a Flood Risk</p>	<p>Flooding can have an impact on all elements of sustainability unless appropriate mitigation measures are introduced.</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support sustainable floodplain management?</li> </ul>			Assessment to inform the delivery of the site. The FRA will also inform mitigation measures.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

<b>Summary</b>
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Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.

The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.

There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.

Development may have an impact upon flood risk. A Flood Risk Assessment to inform the delivery of the site and mitigation measures. SuDS will also reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB spatial area	Permanent	Short to Long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	BRAD2	<b>Site Address:</b>	Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 8 dwellings but known issues exist which may reduce this number

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate up to 8 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	0	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	0	The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity</li> </ul>	+	The site currently comprises of a residential dwelling and garden, education. There are no public	Whilst policy SP7 will ensure that the development will strengthen a sense of place	

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	high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		Rights of Way within the site that would be affected by any development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>A speed survey has been recommended by the Council's Highways Team to check speeds</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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				due to nearby location of speed limit change from 60mph.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	<p>There is limited public transport access – there is a bus service which runs 3 journeys a week. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form,</li> </ul>	?	Part of the site is located within the settlement, and development here would be appropriate in the context of the existing settlement form, pattern, and character of the landscape. The remainder of the site comprises of previously developed land and projects beyond the line of the settlement.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally	

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		pattern, and character?		<p>There is a largely linear pattern to development in Bradfield Southend, and development could erode this pattern.</p> <p>The site lies within the North Wessex Downs AONB. In principle, part of the site has potential for development in landscape terms. However, there are concerns about the cumulative impact of development alongside adjoining sites. This has the potential to harm the natural beauty and special qualities of the AONB.</p>	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>There are no known undesignated heritage assets on the site, and recent development is likely to have disturbed any archaeological remains.</p>		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The Council's Environmental Health Team have identified that there is no risk of noise and vibration problems to future occupants		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.  The land is not high quality agricultural land.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	

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		Will it discourage the use of fossil fuels?				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	The site is not underlain by construction aggregates		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support the use of green and blue infrastructure?</li> </ul>				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>High risk of surface flow flooding from existing watercourse which runs along the northwest border of the site.</p> <p>Groundwater flood risk negligible.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the area at high risk of flow flooding.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		employment areas and sites?		The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northwest border of the site. Avoidance of development in this area and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	BRAD3	<b>Site Address:</b>	Land south of Crack Willow House & south of Trotman Cottages, Heath Road, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 4 dwellings but known issues exist which may reduce this number

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	-	<p>The site could potentially accommodate up to 4 dwellings and is of a scale where affordable housing does not need to be provided. Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> </ul>	-	<p>The site is of a scale whereby it would not be able to provide a mix of housing type and tenure.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p>	LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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		<ul style="list-style-type: none"> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>		The site has not been promoted for self-build housing.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	<b>0</b>	The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	<b>0</b>	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit

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					accordance with the Quality Design Supplementary Planning Document (SPD).	footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	The site currently comprises of agricultural land. There are no public Rights of Way within the site that would be affected by ay development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Additional traffic could result in road safety concerns but, development would also have	Road safety improvements would be considered as part of a site transport assessment or	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
forms of safe and sustainable travel.				<p>the potential to improve road safety.</p> <p>The site is landlocked and the site would need to be accessed through BRAD2. In relation to BRAD2, a speed survey has been recommended by the Council's Highways Team to check speeds due to nearby location of speed limit change from 60mph.</p>	statement at the planning application stage.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	<p>There is limited public transport access – there is a bus service which runs 3 journeys a week. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	?	<p>The site lies within the North Wessex Downs AONB. A 2014 Landscape Capacity Assessment advised that there is very limited scope for development due to the potential for harm to the AONB.</p> <p>The site is surrounded by residential development to the east and south east, and a nursery school to the north. There is a largely linear pattern to development in Bradfield Southend, and development could erode this pattern.</p>	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>There are no known undesignated heritage assets on the site, and recent development is likely to have disturbed any archaeological remains.</p>		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The Council's Environmental Health Team have identified that there is no risk of noise and vibration problems to future occupants		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.  The land is not high quality agricultural land.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		Will it discourage the use of fossil fuels?				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> <li>Will it support the use of green and blue infrastructure?</li> </ul>				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	+	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>There is no risk of surface water or groundwater flooding.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall</p>		

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				neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is irregular, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing would not be provided as it is below the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the small development potential would not be able to provide a mix of housing type and tenure. This results in a negative effect. However, the estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. The site is not at risk from any source of flooding, and all developments must include SuDS. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Whilst development on a small area of the site has the potential to have a neutral impact upon the built environment, development across a wider area would harm the AONB. Furthermore, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	BRAD5	<b>Site Address:</b>	Land north of South End Road, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 30 dwellings but known issues exist which may reduce this number

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate up to 30 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	0	The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas,</li> </ul>	+	The site currently comprises of a residential dwelling and garden, education. There are no public Rights of Way within the site that would be affected by ay	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place	

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	functional GI across the District	<ul style="list-style-type: none"> <li>open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>Adoptable access achievable immediately on to South End Road.</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(b): To increase opportunities for walking, cycling	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling</li> </ul>	0	There is limited public transport access – there is a bus service which runs 3 journeys a week.		Due to the location of Bradfield Southend and limited range of

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	and use of public transport	<p>and use of public transport?</p> <ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>		<p>Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		<p>facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p> <p>There are Tree Preservation Orders (TPO) on several trees along the eastern boundary.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>Policy DC14 requires that the removal of protected trees will only be allowed in exceptional circumstances. Development layout could be designed to protect the TPO trees.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form,</li> </ul>	?	<p>The site is located within the AONB. A 2014 Landscape Capacity Assessment advised that development on part of the site could be accommodated subject to measures to conserve and enhance the natural beauty</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally</p>	

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		pattern, and character?		and special qualities of the AONB.  The site is contained on its southern edge by the settlement, and much of the site extends well beyond the settlement envelope. Development of the whole site would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Development would not harm or result in the loss of any designated heritage assets.  There are no known undesignated heritage assets on the site, and recent development is likely to have disturbed any archaeological remains.		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The Council's Environmental Health Team have identified that there is no risk of noise and vibration problems to future occupants		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.  The land is not high quality agricultural land.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> <li>Will it support the use of green and blue infrastructure?</li> </ul>				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>High risk of surface flow flooding from existing watercourse which runs along the northern border of the site.</p> <p>Groundwater flood risk negligible.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document (SPD).</p> <p>Development would need to be avoided in the area at high risk of flow flooding.</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall</p>		

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				neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northern border of the site. Avoidance of development in this area and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p>

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	BRAD6	<b>Site Address:</b>	Land to the rear Ash Grove, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 48 dwellings but known issues exist which may reduce this number

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate up to 48 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p> <p>The site has not been promoted for self-build housing.</p>	LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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		<ul style="list-style-type: none"> <li>infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	0	The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas,</li> </ul>	+	The site currently comprises of a paddock and an informal recreation area. There are no public Rights of Way within the site that would be affected by ay	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place	

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	functional GI across the District	<p>open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	?	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>The Council's Highways Team have commented that an adoptable access and 2m footway is not achievable direct on to Cock Lane due to probable inadequate sight lines to the left</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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				(east) and conflict with the existing private Ash Grove.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAS or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	<p>There is limited public transport access – there is a bus service which runs 3 journeys a week. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	-	The site lies within the North Wessex Downs AONB. A 2015 Landscape Capacity Assessment recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally	

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				<p>The assessment also commented that development of the whole site would result in substantial backland extension to the existing development north of Cock Lane, and erosion of the linear pattern of much of the village.</p> <p>Whilst part of the site is acceptable in principle in landscape terms it needs to be considered in the context of the other sites being promoted for development in the village. In this regard it is the least favourable in landscape terms.</p>	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>There are no known undesignated heritage assets on the site. However the site is surrounded by historic farmsteads indicative of post medieval activity. Some assessment may be justified on hectarage, as there has been no previous fieldwork on the site.</p>	Desk-based assessment to better understand archaeological potential and survival, in addition to a geophysical survey.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The Council's Environmental Health Team have identified that there is no risk of noise and		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				vibration problems to future occupants		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.  The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies,	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	generation and storage	<ul style="list-style-type: none"> <li>and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
place to respond to climate change.		<ul style="list-style-type: none"> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>There is a high risk flow flooding from surface water flow route which runs along the eastern border of the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the area at high risk of flow flooding.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		of sustainable employment areas and sites?		proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is irregular, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northwest border of the site. Avoidance of development in this area and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>Whilst development on a small area of the site has the potential to have a neutral impact upon the built environment, development across a wider area would harm the AONB. Furthermore, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p>

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Chieveley	<b>Parish:</b>	Chieveley
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<b>Site ID:</b>	CHI23	<b>Site Address:</b>	<i>Land at Chieveley Glebe, Chieveley-</i> (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) has been assessed – approximately 1.1ha)
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Linear development of approximately 17 dwellings along East Lane

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	The site could accommodate approximately 17 dwellings and is of a scale to provide affordable housing. The site lies adjacent to the built up area of Chieveley which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Chieveley has a limited range of services and some limited development potential.	Policy SP19 affordable housing seeks provision on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<p>Will the policy provide an equitable distribution of housing in the most sustainable locations?</p> <ul style="list-style-type: none"> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure. It would be unlikely to support the provision of specialised housing	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	It would be unlikely to support the provision of specialised housing but if designed with individual accesses off East Lane it could have the potential for self and custom build.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	Chieveley recreation ground lies to the north of the site offering football, cricket and tennis, together with a village hall which hosts indoor activities. The site has easy access to the countryside and there are a number of PROW within and around the village.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	Policies SP7 Design Principles and DC2 Health and Wellbeing will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The site is currently farmland and there are no PROW within the site that would be affected by any development. There would be an opportunity to create high quality GI which would	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		present an attractive and distinctive setting to development.	the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	The Downland Practice is located opposite the site and the site is within walking distance of Chieveley Primary School. Chieveley recreation ground lies to the north of the site offering football, cricket and tennis, together with a village hall which hosts indoor activities. The site has easy access to the countryside and there are a number of PROW within and around the village.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Access to the site would be onto East lane. The Council's Highways Team have not raised any safety issues.		Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> </ul>	0	The site would need to be connected to the existing footway along East Lane. The site has easy access to the countryside and there are a number of PROW within and around the village. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service.		

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		<ul style="list-style-type: none"> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>		Chieveley is not well served by public transport although it does have two morning and evening daily services to Newbury that allow some capacity for commuting. The degree of car dependency is still likely to be high.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	There are no priority habitats, areas of ancient woodland, statutory or non-statutory sites either within the site or within a 500m radius surrounding it. There are European protected species and priority species within 500m. There is also a Site of Special Scientific Interest Impact Risk Zone within 500m. There is a group TPO to the west of the site along East Lane.	Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	A linear development along the northern side of East Lane would be appropriate in the context of the existing settlement form, pattern, and character. The strong rural character of East Lane would need to be conserved.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	Building height will be important. Consideration needs to be given to the hedgerow fronting the site.
	5(c): To protect or, conserve and enhance the significance of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	Chieveley Conservation Area is adjacent to the site. Development has the potential to result in harm to the listed Old House and the setting of Tudor Cottage and Coombe House. A Statement of Heritage Significance would be required. No previous archaeological investigation. Desk-based archaeological assessment	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	Care needed as evolution from Parliamentary enclosure - dividing and surrounding hedgerows may be important.

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				would be required to better understand archaeological potential and survival, followed by phased investigation if necessary.		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	<p>Whilst there are opportunities for cycling and walking, the degree of car dependency is still likely to be high. Development is unlikely to result in adverse impact/worsening of air quality. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design.</p>	Noise and air quality surveys would be required as part of a planning application. Careful design and appropriate mitigation should reduce the impact. DC7 air quality seeks to maintain and where possible improve air quality and reduce exposure to areas of poor air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	?	Although not located on a main road, the development would be within 250m of the A34, and there is a medium level of road traffic noise.	A noise survey would be required as part of a planning application.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is greenfield. The soil quality is likely to be very good as it has been classified as Grade 2 agricultural land. There is a low risk of contamination.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	?	Thames Water has been unable to make a detailed assessment of the impact housing provision will have on the water and wastewater infrastructure so far.	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

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<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield. The field is classified as Grade 2 and so is considered very good quality agricultural land.	This is small site of approximately 1.1 hectares on the edge of a larger field and so any loss would be considered marginal.	
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	No impact		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it prohibit/discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	+	The site lies within Flood Zone 1. Low probability of flooding. No surface water flood risk. Some reduction in potential infiltration due to high ground water, so sustainable drainage systems measures should allow for surface level storage.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	Housing development provides additional workforce and customers which have the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.		

Summary				
Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site has a strong relationship with the existing settlement and is very close to local facilities and services. As the site is adjacent to Chieveley Conservation Area there is potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented through an appropriately well-designed scheme. The degree of car dependency is still likely to be high.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB - Chieveley	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Compton	<b>Parish:</b>	Compton
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<b>Site ID:</b>	RSA27 <i>HSA DPD ref: HSA23</i> <i>Former SHLAA ref: COM004</i>	<b>Site Address:</b>	Pirbright Institute, High Street, Compton
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	140 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	The site is allocated for approximately 140 dwellings and is of a scale to provide affordable housing.	<p>Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.</p> <p>The site specific policy for the site requires that a local lettings policy should be explored to allow a percentage of the affordable housing provision to be for people with local needs.</p>	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> </ul>	+	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p> <p>Compton is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>Limited public transport access, but the village does benefit from a bus service, and has a number of local services and facilities all of which can be reached by walking and cycling.</p> <p>The site is well placed for access to the countryside.</p> <p>A Supplementary Planning Document (SPD) has been prepared for the site. This sets out that the cricket pitch will remain as green infrastructure as part of any development proposals.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	The site's location to the north of Compton provides opportunities for walking and cycling, as well as easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation</li> </ul>	+	There would be an opportunity to create high quality GI which would present an attractive and	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will	

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	functional GI across the District	<p>areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		<p>distinctive setting to development. The SPD for the site sets out that the cricket pitch will remain as green infrastructure as part of any development proposals.</p>	<p>also ensure the development maximises the potential for strengthening local Green Infrastructure.</p> <p>The site specific policy for the site requires that footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. Development provides the opportunity to reinstate the former east/west footpath through the site.</p>	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	<b>0</b>	<p>Good access to secondary and primary schools, with some local job opportunities.</p> <p>Whilst the SPD does seek the redevelopment of the site for mixed uses, the level of employment to be delivered is uncertain at this stage.</p>	<p>The adopted SPD for the site seeks mixed use development on this site. It is expected this site will therefore provide some employment which will mitigate the impact of the Institute relocating.</p>	<p>The site delivers positive and negative impacts in relation to economic sustainability given the loss of local employment as the Institute relocates but some of this employment could be replaced through a mixed use redevelopment scheme.</p> <p>The site is also close to some existing areas of employment and education as well as other services and facilities within Compton. The site also has access to the strategic road network (A34), although height restrictions for heavy goods vehicles exist</p>

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	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	The level of development may provide 'fibre to the premises' (FTTP) connection at the time of construction		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Additional traffic to existing levels could result in road safety concerns, but any development would also have the potential to improve road safety.	The site specific policy for the site states that improvements will be necessary to the to the footways that front the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road. It also requires that that footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. Development provides the opportunity to reinstate the former east/west footpath through the site.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	Limited public transport access, but the village does benefit from a bus service, and has a number of local services and facilities all of which can be reached by walking and cycling.	Some of the approach roads to the village have weight and height restrictions.	<p>Access to public transport is limited but the village is served by a regular bus service.</p> <p>The site's proximity to local services and facilities will encourage walking or cycling, and unlikely to have an impact on environmental sustainability given the degree of car dependency in the village. It could have a positive impact on social sustainability given the ability to walk and cycle to local services/facilities</p>

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<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	+	<p>The site benefits from mature vegetation and a number of green open spaces which provide opportunities for wildlife corridors on the site. Potential for bats on the site.</p> <p>There is a TPO within the site.</p>	<p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>Policy DC14 requires that the removal of protected trees will only be allowed in exceptional circumstances.</p> <p>Development layout could be designed to protect the TPO trees.</p> <p>The site specific policy for the site requires an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. These will need to inform the scheme and avoidance/mitigation measures.</p>	<p>Development on the site in accordance with the adopted SPD could result in positive impacts on social and environmental sustainability.</p>
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	<p>The site is located within the AONB. A 2012 Landscape Framework identified that development has the potential to result in harm to the AONB.</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The site specific policy for the site requires that the land to the north of the site is restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. The landform will be carefully modified to remove incongruous features.</p> <p>The site specific policy also requires that the site will comprise a development design and layout that is in accordance with the adopted SPD for the site and is</p>	

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					informed by a full detailed Landscape and Visual Impact Assessment (LVIA). This will include the protection of the area to the north (known as Area A) as outlined above and the retention of the cricket ground (as a community use) as Green Infrastructure.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	+	<p>The site is adjacent to the Compton Conservation Area, and within close proximity to Listed Buildings.</p> <p>There is high archaeological potential on the site given its location within the heart of the historic village which has medieval origins.</p>	<p>Policy SP9 (Historic Environment) requires that development proposals to conserve and enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, and historic importance.</p> <p>Policy DC8 (Conservation Areas) requires development proposals to be sensitively designed and must satisfy a set of criteria.</p> <p>Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.</p> <p>The adopted SPD sets out key measures to be taken and principles to be followed in the redevelopment of this site. A Landscape and Visual Impact Assessment will need to explain how the special architectural and historic interest of the Compton Conservation Area and its setting have been taken into account.</p> <p>The site specific policy for the site requires an archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.</p>	Development on the site in accordance with the adopted SPD could result in positive impacts on social and environmental sustainability.
<b>6: To protect and improve air, water and soil quality, and minimise noise</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> </ul>	0	Unlikely to have an impact on air quality	Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.	Development of the site would have a positive impact on the environmental sustainability through

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levels throughout West Berkshire.		<ul style="list-style-type: none"> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>				decontamination of the site for mixed use development
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	Unlikely to have an impact on noise levels	Policy DC4 restricts against development that leads to adverse effects on pollution of the environment.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	?	Given the previous use of the site, there is potential for contamination.	<p>Development of the site would enable the site to be decontaminated. Viability of decontamination works may need to be considered.</p> <p>Further assessment of contamination required and development to be in accordance with the adopted SPD.</p> <p>The site specific policy for the site requires a phase 1 contamination report and a preliminary risk assessment. This may lead to subsequent reports being required. In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. Any remediation will need to take into account any plans or preferences for infiltration Sustainable Drainage Systems (SuDS) infrastructure in the proposed development.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	There is the potential for contamination on the site which could have an impact upon water quality.	<p>Development of the site will provide the opportunity to mitigate against any contamination and the impact that this may have on water quality. Viability of decontamination works may need to be considered.</p> <p>Further assessment of contamination required and development to be in accordance with the adopted SPD.</p>	

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					LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	+	Development of the site would result in the redevelopment of a large area of previously developed land in a rural location.	Development of the site could have a positive impact on environmental sustainability because it is a large previously developed site	
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The developable area of the site is based on the outcomes of the Landscape Framework (2012) and Flood Risk Study (2012) including the exclusion of the far northern part of the site and part of the site to the south.		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	<p>All development will increase the overall demand for water.</p> <p>Thames Water have advised that the current wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Infiltration from groundwater into the network has been identified as a strategic issue within Compton</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>A drainage strategy would be required from the developer to support the development. Thames Water are also likely to request a Grampian planning condition to ensure the infrastructure is in place ahead of occupation of the development.</p> <p>An integrated Water Supply and Drainage Strategy would be required for this site.</p>	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	The site is not underlain by minerals		
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	Without consideration of sustainability construction techniques development could have a negative impact on

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		<ul style="list-style-type: none"> <li>Will it support the use of green and blue infrastructure?</li> </ul>				environmental sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	Part of the site falls within Flood Zones 2 and 3, as well as a Groundwater Emergence Zone and an area of Surface Water flood risk.	<p>A Flood Risk Study undertaken to inform the SPD showed groundwater flooding to be complex and closely related to groundwater levels and rainfall/river flows. The study recommended that following the sequential approach to development on the site, only less vulnerable land uses in accordance with the National Planning Policy Framework should be located below 103m AOD within the site (water compatible or critical infrastructure development would also be appropriate at this site level) and more vulnerable land uses should be located above 103m AOD, unless detailed modelling indicates otherwise. This was taken forward in to the SPD and reflects the developable area in the allocated site. The area below 103m AOD includes Flood Zones 2 and 3 which are therefore excluded from the developable area Housing is therefore considered appropriate above the 103m AOD line. The SPD approach to 103m AOD for 'more vulnerable' development was supported by the Environment Agency.</p> <p>The site specific policy for the site requires a Flood Risk Assessment that cover infiltration testing and details of SuDS to be implemented. A sequential approach to development on the site will need to be followed.</p> <p>SuDS would be required to manage the site's drainage in line with policy LPR6 (Flood Risk). Further detail on SuDS is set out within the SuDS Supplementary Planning Document</p>	The site could have a negative impact on all aspects of sustainability due to flood risk however the impact could be minimised if development is in accordance with the adopted SPD which excludes areas of flood risk from the developable area

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<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

**Summary**

This site would offer the opportunity to develop an existing brownfield site outside of a settlement boundary that could positively impact on the built environment and enhance the sites setting within the village and wider AONB.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will most likely be high given the rural location of Compton. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground within the village to help promote a healthy active lifestyle.

Redevelopment of the site in accordance with the adopted SPD and the site specific policy would provide positive benefits for environmental sustainability in terms of enhancing green infrastructure and biodiversity on the site. The proximity of the site to the Conservation Area and a number of listed buildings also provides opportunities to enhance the character of the local historic environment. There would be positive benefits to environmental sustainability through the decontamination of the site.

Given the site's location within the AONB, the landscape impact of any redevelopment is vitally important. The SPD, which was informed by a Landscape Framework for the site, demonstrate that excluding certain areas from development could make a positive contribution to the landscape character.

The southern edge of the site is located within Flood Zone 2 and 3. In addition, the site is at risk from surface water flooding and groundwater flooding; however this part of the site is not included in the SPD as part of the developable area of the site and the promoters of the site have said this area will not be built on.

The site is a brownfield employment site and is proposed to be redeveloped for primarily housing with some employment development appropriate to its rural location resulting in an overall neutral impact on economic sustainability.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB - Compton	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	Development of the site, if developed in accordance with wider policies in the plan has the opportunity to bring about positive effects.		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Great Shefford	<b>Parish:</b>	Great Shefford
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<b>Site ID:</b>	GS1	<b>Site Address:</b>	Land west of Spring Meadows, Allendale Farm, Great Shefford
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 15 dwellings but known issues exist which may reduce this number

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate up to 15 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of great Shefford which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Great Shefford has a limited range of services and some limited development potential.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>Great Shefford is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	0	<p>The site has good access to the open countryside which could encourage walking and cycling. However there are limited sports facilities within the village itself. The site is close to a recreation ground, and there are other outdoor sports facilities in Lambourn.</p> <p>The closest indoor sports facilities are in Lambourn and Hungerford.</p>	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas,</li> </ul>	+	The site currently comprises of agricultural land. There are no public Rights of Way within the site that would be affected by ay development. There would be	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place	

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	functional GI across the District	<ul style="list-style-type: none"> <li>open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>Adoptable access achievable from Spring Meadows.</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(b): To increase opportunities for walking, cycling and	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling</li> </ul>	0	There is a bus service which operate 7 times a day Monday to Saturday. This connects		Due to the location of Great Shefford and limited range of facilities/services there

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	use of public transport	<p>and use of public transport?</p> <ul style="list-style-type: none"> <li>• Will it help reduce vehicular traffic?</li> <li>• Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>• Will it promote the use of locally produced or sourced goods and materials?</li> </ul>		<p>Great Shefford with Lambourn and Newbury.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>• Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>• Will it encourage habitat creation and connectivity?</li> <li>• Will it help tackle climate change?</li> </ul>	+	There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>• Will it conserve and enhance local distinctiveness?</li> <li>• Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	?	<p>The site is located within the AONB. A 2014 Landscape Sensitivity Assessment (LSA) advised that development on part of the site could be accommodated subject to measures to conserve and enhance the natural beauty and special qualities of the AONB.</p> <p>It is a small site that is well contained by landform and housing, with hedges along the western and northern boundaries. Development could be accommodated and retain</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The mitigation and enhancement measures identified in the 2011 LSA would need to be incorporated</p>	

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				small scale pattern and not intrude into the wider AONB.	as part of any development proposals.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>There are no known undesigned heritage assets on the site.</p>		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The Council's Environmental Health Team have identified that there is no risk of noise and vibration problems to future occupants		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is not within a Source Protection Zone.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and	

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					groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield.</p> <p>The site is Grade 2 agricultural land.</p>		The greenfield nature of the site and the high quality nature of the agricultural land means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	?	<p>The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Thames Water do not envisage infrastructure concerns relating to the wastewater network.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Early engagement with Thames Water required to determine what upgrades to the water network will be required.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	0	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it discourage development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> </ul>	0	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>Area of groundwater emergence which covers 25% of the total site area.</p>	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).	

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		<ul style="list-style-type: none"> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>		A minor surface water flood flow path flows across the northeast corner	<p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document (SPD).</p> <p>Development would need to be avoided in the area where there is groundwater emergence.</p> <p>Minor surface water flow path will need to be managed with swales/ditches at the north east corner of the site</p>	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas</li> </ul>	0	Housing development provides additional workforce and customers which has the potential to		

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		<p>and the vitality of town centres?</p> <ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>		<p>support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. Biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Development has the potential to have a negative impact by way of harm to the AONB. This harm will be reduced if the recommendations of the 2011 LSA are adhered to. LPR policies SP8 and 7 will further reduce the impact.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield and the land being high quality agricultural land. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to there being groundwater emergence and a surface water flow path on part of the site. Avoidance of development in this area and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Hermitage	<b>Parish:</b>	Hermitage
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<b>Site ID:</b>	HSA24/HER001	<b>Site Address:</b>	Land off Charlotte Close, Hermitage
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	The site is allocated for approximately 15 dwellings

## 1. SA / SEA

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 15 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Hermitage Service Village meaning it has a limited range of facilities so it is only suitable for a limited amount of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.</p> <p>There are outdoor sports facilities at Hermitage Primary School. These are not publically available.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Hermitage gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of</p>	

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					public spaces and well-lit footpaths in order to design out crime	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	<p>The allocation policy seeks the provision of pedestrian and cycle linkages through the site to the neighbouring allocated sites (HSA25, Land to the south east of the Old Farmhouse). The allocation policy also seeks a strengthening of the hedgerow and tree line.</p> <p>The planning application (20/00912/FULEXT) includes a LAP within its open space.</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are limited employment opportunities within the settlement boundary.		The site is located close to facilities however these are limited. There are limited employment opportunities within the settlement boundary. Bus services are intermittent. The site is therefore unlikely to have any impact on the district's economic sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	Traffic modelling has been undertaken, with reference to the impact on the mini roundabout close to the site on the B4009, with capacity available.	Access improvements required.	

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				Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>[Will it promote the use of locally produced or sourced goods and materials?]</li> </ul>	0	Limited public transport access (there is an intermittent service between Harwell and Newbury during weekdays) although there are opportunities for walking and cycling to access limited local services and facilities.		There will be a degree of car dependency within the village due to the limited public transport services. However, local services and facilities are within walking or cycling distance.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	An extended phase 1 habitat survey has been undertaken for application 20/00912/FULEXT). There are protected on and near the site, including Great Crested Newts.	<p>An extended phase 1 habitat survey has been undertaken for application 20/00912/FULEXT), and further detailed surveys may be required as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>Ecology area, ecology buffers, hedgerows would be needed.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	The site is within the AONB. A Landscape Sensitivity Assessment (LSA) has concluded that the site relates well to the settlement pattern and that development could be accommodated, retain small	<p>The LSA identifies the following protection and enhancement measures:</p> <ul style="list-style-type: none"> <li>Tree line along the access to Hermitage Green</li> <li>On site trees</li> </ul>	

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				scale pattern and not intrude on the wider landscape. The allocation policy seeks the design and layout to be informed by a full detailed LVIA.	<ul style="list-style-type: none"> <li>Hedgerow boundary along the eastern boundary</li> <li>Views through or over the built form to the woodland beyond</li> </ul>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	The site is unlikely to have an impact on the historic environment	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The site is unlikely to have an impact on noise levels.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is unlikely to have an impact on soil quality.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate	

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					measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	The site is greenfield.		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are therefore relevant. Relatively large scale mineral extraction in the area historically suggests that the deposits in this area might be extensive. Considered realistic possibility for the option to use minerals on site as part of construction or partial prior extraction (depending on depth and quality of deposit).  No known waste issues	Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> </ul>	0	A small part of the site is at risk from surface water flooding and a small part of the site also sits within a critical drainage area.	An FRA and appropriate flood risk mitigation measures including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6	

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		<ul style="list-style-type: none"> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>		The planning application (20/00912/FULEXT) presents a FRA and suitable measures.	(Flood Risk) and the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

<b>Summary</b>				
Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.				
<p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle. Development on this site has the potential to improve the built environment through a well designed scheme. A Landscape Sensitivity Assessment (LSA) has been carried out which concludes that the site has the potential to deliver housing without creating an adverse impact on the landscape, subject to a series of mitigation measures set out within the LSA and outlined above. A small part of the site being at risk from surface water flooding and a small part of the site being located within a critical drainage area, and development will therefore need to be guided by a FRA and suggested mitigation measures.</p>				
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB spatial area	Permanent	Short to Long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Hermitage	<b>Parish:</b>	Hermitage
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<b>Site ID:</b>	HSA025/HER004	<b>Site Address:</b>	Land to the south east of the Old Farmhouse, Hermitage
<b>Use(s) proposed by site promoter</b>	Housing	<b>Development Potential:</b>	The site is allocated for approximately 10 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site is allocated for approximately 10 dwellings, and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Hermitage which is identified as a Service Village.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>[Will the policy provide an equitable distribution of housing in the most sustainable locations?]</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<ul style="list-style-type: none"> <li>Will it encourage self and custom build housing?</li> <li>[Will it support model standards of design with consideration of local context?]</li> <li>[Will it provide for cross border demands agreed with neighbouring authorities?]</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>[Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?]</li> <li>[Will it foster a sense of place and beauty?]</li> </ul>	+	<p>There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.</p> <p>There are outdoor sports facilities at Hermitage Primary School. These are not publically available.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>[Will it promote development that creates safer places?]</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open</li> </ul>	+	Open space to be provided on site, with local play area.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design	

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	functional GI across the District	<ul style="list-style-type: none"> <li>space and green infrastructure generally?</li> <li>[Will it foster beauty and a sense of pride and place?]</li> </ul>		The allocation policy seeks the provision of pedestrian and cycle linkages through the site to the neighbouring allocated site (HSA24).	and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are limited no employment opportunities within the settlement boundary		<p>The site is located close to facilities however these are limited. There are no limited employment opportunities within the settlement boundary.</p> <p>Bus services are intermittent.</p>
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>Traffic modelling has been undertaken, with reference to the impact on the mini roundabout close to the site on the B4009, with capacity available.</p> <p>Additional traffic could result in road safety concerns, but any development would</p>	Upgrades to access/new access provided.	<p>There will be a degree of car dependency within the village due to the limited public transport services. However, local services and facilities are within walking or cycling distance.</p> <p>Overall it is unlikely that development of this site would have an impact on any</p>

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				have the potential to improve road safety.		element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>[Will it promote the use of locally produced or sourced goods and materials?]</li> </ul>	0	Limited public transport access (there is an intermittent service between Harwell and Newbury during weekdays) although there are opportunities for walking and cycling to access limited local services and facilities.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	0	<p>There are no protected sites within the vicinity. Near to locally protected sites and biodiversity opportunity areas.</p> <p>There are Great Crested Newts nearby.</p>	<p>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	+	<p>The site is within the AONB.</p> <p>The site lies adjacent to the existing settlement, and subject to good design and layout can be assimilated into the</p>	<p>Landscape Sensitivity Assessment identifies the existing tree belt will be protected and enhanced; and landscaping to be provided on the south eastern boundary of the developable area (as set out in the allocation policy).</p>	<p>Planning permission has been granted for 21 dwellings (originally under 17/03290/OUTMAJ) illustrating that the principle of a denser development is appropriate in this location, subject to final design details.</p>

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				existing pattern and character of the area.		
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	Record of a surviving ridge and furrow which is a rare feature in West Berkshire. Historic farmstead and railway features. Archaeological supervision of groundworks necessary.	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact.  Mitigation could also include Transport Assessment / Travel Plans.	Development of this site is unlikely to have an impact upon any element of sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	The site is unlikely to have an impact on noise levels.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	0	The site is unlikely to have an impact on soil quality.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is unlikely to have an impact on water quality.  The site is located within the EA's	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				Groundwater Source Protection Zone 3.	undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield.</p> <p>The southern part of the site is classified as Grade 3b, and a small pocket of the field in classified as Grade 3a.</p>		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	Planning permission has been granted for 21 dwellings (originally under 17/03290/OUTMAJ) illustrating that the principle of a denser development is appropriate in this location, subject to final design details.
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are therefore relevant. Relatively large scale mineral extraction in the area historically suggests that the deposits in this area might be extensive. Considered realistic possibility for the option to use minerals on site as part of construction or partial prior extraction (depending on depth and quality of deposit).  No known waste issues	Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>Will it support the use of green and blue infrastructure?</li> </ul>				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit][discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>[Will it support water resource management of surface and groundwater flows?]</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	A large part of the site lies within a critical drainage area and a small part is within an area of surface water flood risk.	An FRA and appropriate flood risk mitigation measures including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary				
Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.				
There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle. Development on this site has the potential to improve the built environment through a well designed scheme, in recognition of the site's greenfield status and location within the AONB.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Kintbury	<b>Parish:</b>	Kintbury
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<b>Site ID:</b>	KIN3	<b>Site Address:</b>	Land east of Kiln Farm, Kintbury (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) has been assessed – 1.45ha)
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 21 dwellings

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The site could potentially accommodate up to 21 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Kintbury which is identified as a service village in the settlement hierarchy and a sustainable location.</p> <p>Service villages act as a focal point for their surrounding rural areas. Kintbury has a limited range of services and some limited development potential.</p>	Policy SP19 affordable housing seeks provision on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and</li> </ul>	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p>	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		traveller sites, houseboats? <ul style="list-style-type: none"> <li>• Will it support suitable accommodation and infrastructure for older people?</li> <li>• Will it encourage self and custom build housing?</li> <li>• Will it support model standards of design with consideration of local context?</li> <li>• Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>• Will it support the reduction of health inequalities?</li> <li>• Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>• Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>• Will it foster a sense of place and beauty?</li> </ul>	+	Kintbury recreation ground offers opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall also hosts a variety of indoor community activities. The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>• Will it support the reduction of crime or the fear of crime?</li> <li>• Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	+	The site is currently agricultural land and there are no PROW within the site that would be affected by any development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	An acceptable access onto Laylands Green should be achievable via the existing allocated site.  The Council's Highways Team have not raised any safety issues.		Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAS or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	<p>The site has easy access to the countryside and there are a number of PROW around the village.</p> <p>The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The site lies just over a km to Kintbury a mainline railway station. The degree of car dependency is still likely to be high.</p>	Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.	There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. It is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is of significant concern.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	<p>Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site.</p> <p>There is a TPO on the northern edge of the site and a woodland TPO on land adjacent to the west and also to the south.</p>	Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site. An additional Great Crested Newt survey would also be required. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form,</li> </ul>	+	The western part of the site is well connected to the settlement edge when considered alongside the site allocated in the HSADPD. The Landscape Sensitivity Assessment (LSA) (2011) considered this area as part of a wider site and concluded that development on	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	The development has the potential to improve the built environment through a well designed scheme.

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		pattern, and character?		this part of the site would be acceptable subject to certain protection and enhancement measures.	The LSA noted that development should be subject to the protection and enhancement of: boundary hedgerows and trees which could be in conjunction with neighbouring sites; views from the surrounding countryside to be carefully considered; and new planting would be important in integrating the buildings into the landscape.	
	5(c0): To protect or, conserve and enhance the significance of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	Dougal's Wood dates to at least the 19th century and care should be taken to preserve as much as possible. Site lies close to post medieval kiln and works. Some potential for archaeology. Desk-based assessment to better understand archaeological potential and survival. Geophysical survey	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Whilst there are opportunities for cycling and walking, the degree of car dependency is still likely to be high. Development is unlikely to result in adverse impact/worsening of air quality. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design.	Noise and air quality surveys would be required as part of a planning application. Careful design and appropriate mitigation should reduce the impact. DC7 air quality seeks to maintain and where possible improve air quality and reduce exposure to areas of poor air quality.	Clay soil would mean foundations would need to be much deeper and include protection against clay heave and maybe suspended ground floors.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	There is a low risk of noise and vibration problems to future occupants.		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	?	<p>The site is greenfield.</p> <p>Environmental Health has identified there is a low risk of contamination. There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required.</p> <p>The site is underlain with clay which would restrict the scope for SuDS.</p>	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p> <p>A methodology for foundation design would be required.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	<p>The site is in SPZ2. The EA has no in principles objections to development in SPZs.</p>	<p>Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.</p>	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield.</p> <p>The site is Grade 3 agricultural land but it has not been possible to determine if it is 3a or 3b.</p>		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	<p>To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used.</p> <p>This study has taken into account the location of a site to ensure that the density is appropriate to the location.</p>		
<b>8: To reduce consumption and waste of natural resources and</b>	8(a): To reduce energy use and promote the development and	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> </ul>	+	<p>The development presents an opportunity to support energy efficient development and promote</p>	<p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>manage their use efficiently.</b>	use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>		the use of renewable energy and new technologies.	adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Approximately half of the site is within a proposed Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
place to respond to climate change.		<ul style="list-style-type: none"> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit] [discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>[Will it support water resource management of surface and groundwater flows?]</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 and so there is a low probability of flooding. There is a medium risk of surface water flooding to the north of Dougal's Wood but this covers less than 1% of the site.</p> <p>Groundwater flooding over the site is unlikely.</p>	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. When considered alongside the site allocated within the HSADPD, the site would have a good relationship with the existing settlement. Development on the site has the potential to improve the built environment through a well-designed scheme. It is close to local facilities and services but the degree of car dependency is still likely to be high. Whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern. The site is underlain with clay which would restrict the scope for SuDS. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB - Kintbury	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Kintbury	<b>Parish:</b>	Kintbury
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<b>Site ID:</b>	KIN4	<b>Site Address:</b>	Land north of Kiln House, Laylands Green, Kintbury
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 15 dwellings but known issues exist which would reduce this number

## 1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	<p>The whole site could potentially accommodate up to 15 dwellings and is of a scale to provide affordable housing.</p> <p>The site is detached from the built up area of Kintbury which is identified as a service village in the settlement hierarchy and a sustainable location.</p> <p>Service villages act as a focal point for their surrounding rural areas. Kintbury has a limited range of services and some limited development potential.</p>	Policy SP19 affordable housing seeks provision on sites that can accommodate 5 or more dwellings.	The LSA sets out the only a limited low density development would be acceptable so the site is highly unlikely to be able to accommodate 15 dwellings
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>[Will the policy provide an equitable distribution of housing in the most sustainable locations?]</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> <li>such as gypsy and traveller sites, houseboats?</li> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>[Will it support model standards of design with consideration of local context?]</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	<p>Kintbury recreation ground offers opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside.</p> <p>The Coronation Hall also hosts a variety of indoor community activities.</p> <p>The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>[Will it promote development that</li> </ul>	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive</p>	<p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		creates safer places?]			design in accordance with the Quality Design Supplementary Planning Document (SPD).	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</li> <li>Will it foster beauty and a sense of pride and place?</li> </ul>	0	The site is currently residential and pasture. There are no PROW within the site that would be affected by any development.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.		
	3(b): To support the development of access to IT facilities including Broadband	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	particularly in rural locations					
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	The speed limit on Laylands Green is 30mph. The proposed site has sufficient frontage to achieve the necessary 86m of visibility splays. The width of this road is adequate to accommodate the additional traffic from the proposed plots. However, there is no footway on the road so Highways are likely to ask the developer to provide a footway along one side of the road, to link the site to the existing footway at Dunn Crescent.		Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	The site has easy access to the countryside and there are a number of PROW around the village. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The site lies just over 1.5km to Kintbury a mainline railway station. The degree of car dependency is still likely to be high.	Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.	There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> </ul>	?	Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding	Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
conserved and enhanced.		<ul style="list-style-type: none"> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>		<p>population of Great Crested Newts. There are also European protected species and priority species within 500m of the site.</p> <p>There is a woodland TPO in the northern part of the site There are also mature trees within the garden.</p>	<p>An additional Great Crested Newt survey would also be required. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form, pattern, and character?</li> </ul>	-	<p>Although most of the area covered by this promoted site was considered acceptable in the Landscape Capacity Assessment (2011) it was on the understanding that the site would only be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges. Similarly, even though a site along Laylands Green has been allocated for development in the current Local Plan, this site is still detached from the main existing settlement further north. Laylands Green has a rural character and there is currently a clear linear pattern of development along this part of the road. A more intensive development in this location would be out of character with the existing settlement form.</p>		

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	5(c0): To protect or, conserve and enhance the significance of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	?	Potential harm to setting of the undesignated heritage asset Quinnels Cottage (C17th). Heritage Impact Assessment would be required. Post medieval kiln and brickworks. Will need assessment and evaluation to explore nature of the remains and the extent of their survival. Need desk-based Assessment to better understand archaeological potential and survival over the whole site.	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Whilst there are opportunities for cycling and walking, the degree of car dependency is still likely to be high. Development is unlikely to result in adverse impact/worsening of air quality. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. NO2: Possible. PM: Possible (Construction and Operational impacts)	Noise and air quality surveys would be required as part of a planning application. Careful design and appropriate mitigation should reduce the impact. DC7 air quality seeks to maintain and where possible improve air quality and reduce exposure to areas of poor air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	0	There is a low risk of noise and vibration problems to future occupants.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	?	Environmental Health has identified there is a medium risk of contamination on the site. There is suspected contamination at Kiln Farm due to the old brick and tile works. A contamination assessment would be required. The site is underlain with clay which would restrict the scope for SuDS.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could	

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					provide an opportunity to decontaminate it. A methodology for foundation design would be required.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is in SPZ2 with a high risk of contamination to groundwater. The EA has no in principle objections to development within SPZs.	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is partly residential and partly agricultural.</p> <p>The agricultural land is Grade 3 but it has not been possible to determine if it is 3a or 3b.</p>		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	-	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.		Although most of the area covered by this promoted site was considered acceptable in the Landscape Capacity Assessment (2011) it was on the understanding that the site would only be suitable for a very limited development of very low density to match that existing on the site. Similarly, even though a site along Laylands Green has been allocated for development in the current Local Plan, this site is still detached from the main existing settlement further north. Laylands Green has a

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						rural character and there is currently a clear linear pattern of development along this part of the road. A more intensive development in this location would be out of character with the existing settlement form.
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.

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	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Approximately two thirds of the site is within a proposed Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through adaptation and mitigation?</li> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit] [discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	The site lies within Flood Zone 1 and so there is a low probability of flooding. There is no surface water or groundwater flood risk.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

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<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		

**Summary**

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. Although it is close to services and facilities it does not however have a strong relationship with the existing settlement and would be unlikely to improve the built environment. The degree of car dependency is likely to be high, but whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern. The site is underlain with clay which would restrict the scope for SuDS. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented.

<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>
Predominantly neutral	High	AONB - Kintbury	Permanent	Short to long term
	<b>Cumulative/Compound:</b>	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

<b>Spatial Area:</b>	AONB	<b>Settlement:</b>	Kintbury	<b>Parish:</b>	Kintbury
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<b>Site ID:</b>	KIN6	<b>Site Address:</b>	Land adjoining The Haven, Kintbury, RG17 9AU
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 23 dwellings but known issues exist which may reduce this number

## 1. SA / SEA

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<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> <li>Will it enable affordable housing to meet the need to its fullest extent?</li> <li>Will it enable affordable housing to be provided in sustainable locations across the district?</li> </ul>	+	The site could potentially accommodate up to 23 dwellings and is of a scale to provide affordable housing. The site lies adjacent to the built up area of Kintbury which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Kintbury has a limited range of services and some limited development potential.	Policy SP19 affordable housing seeks provision on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> <li>Will the policy provide an equitable distribution of housing in the most sustainable locations?</li> <li>Will it provide for an appropriate mix of housing to meet the needs of all members of the community?</li> <li>Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats?</li> </ul>	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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		<ul style="list-style-type: none"> <li>Will it support suitable accommodation and infrastructure for older people?</li> <li>Will it encourage self and custom build housing?</li> <li>Will it support model standards of design with consideration of local context?</li> <li>Will it provide for cross border demands agreed with neighbouring authorities?</li> </ul>				
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> <li>Will it support the reduction of health inequalities?</li> <li>Will it facilitate and active and healthier lifestyles, indoors and outdoors?</li> <li>Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?</li> <li>Will it foster a sense of place and beauty?</li> </ul>	+	Kintbury recreation ground lies to the north of the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall also hosts a variety of indoor community activities. The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> <li>Will it support the reduction of crime or the fear of crime?</li> <li>Will it promote development that creates safer places?</li> </ul>	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and	<ul style="list-style-type: none"> <li>Will it provide opportunities for, or</li> </ul>	+	The site is currently pasture and there are no PROW within	Whilst policy SP7 will ensure that the development will strengthen a	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	enhancement of high quality multi-functional GI across the District	<p>improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> <li>Will it foster beauty and a sense of pride and place?</li> </ul>		the site that would be affected by any development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
<b>3: To improve accessibility to community infrastructure</b>	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> <li>Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression?</li> <li>Will it provide better access to medical facilities?</li> <li>Will it provide better access to major retail centres?</li> <li>Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally?</li> </ul>	+	<p>Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops.</p> <p>The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> <li>Will it support access to digital services and other IT technologies?</li> </ul>	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> <li>Will it help reduce the number of people killed or seriously injured on the roads?</li> </ul>	0	<p>An acceptable access onto The Haven should be achievable via the existing garages.</p> <p>The Council's Highways Team have not raised any safety issues.</p>	Any parking lost to the garages will need to be relocated. Sight lines at The Haven / Inkpen Road junction will need to be improved but a technical note provided in July 2015 has shown that land is available.	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> <li>Will it increase access to and opportunities for walking, cycling and use of public transport?</li> <li>Will it help reduce vehicular traffic?</li> <li>Will it help reduce congestion in AQMAs or on major roads and/or their junctions?</li> <li>Will it promote the use of locally produced or sourced goods and materials?</li> </ul>	0	<p>The site has easy access to the countryside and there are a number of PROW around the village.</p> <p>The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service.</p> <p>The site lies just over a km to Kintbury a mainline railway station.</p> <p>The degree of car dependency is still likely to be high.</p> <p>Extensive on street parking within the High Street limits potential for additional traffic flow.</p>	Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.	There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. It is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is of significant concern.
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> <li>Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas?</li> <li>Will it encourage habitat creation and connectivity?</li> <li>Will it help tackle climate change?</li> </ul>	?	<p>Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site lie within a 500m radius surrounding the site.</p> <p>The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts.</p> <p>There are also European protected species and priority species within 500m of the site.</p> <p>There are no TPO's on or adjacent to the site.</p>	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>An additional Great Crested Newt survey would also be required.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> <li>Will it conserve and enhance local distinctiveness?</li> <li>Is development appropriate in the context of the existing settlement form,</li> </ul>	+	<p>The site has a strong relationship with the existing settlement. The Landscape Sensitivity Assessment (LSA) (2011) concluded that development on the whole site would be acceptable subject to</p>	<p>Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p>	<p>The development has the potential to improve the built environment through a well designed scheme.</p>

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		pattern, and character?		certain protection and enhancement measures.	The LSA indicates the following measures would be required – the retention of boundary hedgerows and trees and scattered trees within the southern section of the site; the replacement of the conifer hedgerow with more appropriate planting; views from the surrounding countryside, Public Right of Way and the neighbouring recreation field are carefully considered and the provision of new planting to integrate the buildings into the landscape.	
	5(c): To protect or, conserve and enhance the significance of heritage assets	<ul style="list-style-type: none"> <li>Will it enable a heritage asset to make a positive contribution towards the economy and environment?</li> <li>Will it improve access to, and public enjoyment of, historic buildings and other heritage assets</li> <li>Will it preserve or enhance the appearance of Conservation Areas?</li> </ul>	0	No impact	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	<ul style="list-style-type: none"> <li>Will it help reduce vehicular traffic and/or congestion?</li> <li>Will it help reduce or minimise emissions of greenhouse gases?</li> <li>Will it help improve air quality?</li> </ul>	?	Whilst there are opportunities for cycling and walking, the degree of car dependency is still likely to be high. Development is unlikely to result in adverse impact/worsening of air quality. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design.	Noise and air quality surveys would be required as part of a planning application. Careful design and appropriate mitigation should reduce the impact. DC7 air quality seeks to maintain and where possible improve air quality and reduce exposure to areas of poor air quality.	

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	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> <li>Will it help reduce noise levels in the settlement?</li> </ul>	?	There is a medium risk of noise and vibration problems to future occupants from the sports facilities to the north.	A noise survey would be required as part of a planning application.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> <li>Will it help minimise or reduce the loss or damage to soil quantity or quality?</li> <li>Will it help prevent or reduce risk of contamination?</li> </ul>	?	<p>The site is greenfield.</p> <p>Environmental Health has identified there is a medium risk of contamination.</p>	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> <li>Will it help improve the quality of water resources (including groundwater and surface water) in the district?</li> </ul>	0	The site is in SPZ2, with a high risk of contamination to groundwater. The EA has no in principles objections to development in SPZs.	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
<b>7: To promote and improve the efficiency of land use.</b>	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> <li>Will it encourage the use of brownfield land in preference to greenfield?</li> <li>Will it minimise the loss of high quality agricultural land?</li> </ul>	-	<p>The site is greenfield.</p> <p>The site is Grade 3 agricultural land but it has not been possible to determine if it is 3a or 3b.</p>		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> <li>Will it achieve the efficient use of land via appropriate density of development?</li> </ul>	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.		

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<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> <li>Will it minimise the need for energy usage and generation?</li> <li>Will it support energy efficient development?</li> <li>Will it promote the use of renewable energy and new technologies?</li> <li>Will it discourage the use of fossil fuels?</li> </ul>	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> <li>Will it promote the reduction, re-use and recycling of waste and materials?</li> </ul>	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> <li>Will it minimise water consumption as a result of development?</li> <li>Will it minimise the amount of waste water generated by development?</li> <li>Will it promote the re-use and sustainable management of water?</li> </ul>	0	Thames Water do not envisage infrastructure concerns regarding water supply capability in relation to this site. The receiving SDAC is Station Road (Kintbury) STW which has a trigger level of 40. The receiving STW is Kintbury. Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this development.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> <li>Will it support the reduction in consumption of minerals?</li> <li>Will it promote re-use of secondary materials?</li> </ul>	?	Approximately half of the site is within a proposed Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
<b>9: To reduce emissions contributing to</b>	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> <li>Will it help improve resilience to climate change through</li> </ul>	+	The development presents an opportunity to embed the principles of climate change	Policy SP5 Responding to Climate Change will ensure the principles of climate change	

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climate change and ensure adaptation measures are in place to respond to climate change.	greenhouse gas emissions	adaptation and mitigation? <ul style="list-style-type: none"> <li>Will it support the adoption of low carbon technologies?</li> <li>Will it support the use of green and blue infrastructure?</li> </ul>		mitigation and adaptation into the development.	mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> <li>Will it [prohibit] [discourage] development in areas at risk of flood?</li> <li>Will it help reduce or manage flood risk?</li> <li>Will it support sustainable urban drainage systems?</li> <li>Will it support water resource management of surface and groundwater flows?</li> <li>Will it support sustainable floodplain management?</li> </ul>	0	<p>The site lies within Flood Zone 1 and so there is a low probability of flooding. There is no surface water flood risk.</p> <p>There is the possibility of groundwater flooding in about 5% of the site where the groundwater sits between 0.5m and 0.25m below the surface. This will limit the use of infiltration sustainable drainage systems in this area. Groundwater flooding is unlikely over the remainder of the site.</p>	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> <li>Will it attract workers and residents to the district?</li> <li>Will it improve people's chances of success in applying for, and retaining jobs?</li> <li>Will it improve accessibility to jobs via the location of employment sites and business premises?</li> <li>Will it support the needs of the racehorse industry?</li> </ul>	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

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	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> <li>Will it help attract businesses and inward investment to the district?</li> <li>Will it ensure it meets the needs for a range of sustainable employment areas and sites?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> <li>Will it promote the sustainable economic growth of urban areas and the vitality of town centres?</li> <li>Will it promote the sustainable economic growth of villages?</li> <li>Will it support sustainable rural diversification?</li> </ul>	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		

Summary				
Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site has a strong relationship with the existing settlement and is close to local facilities and services. Development on the site has the potential to improve the built environment through a well designed scheme. The degree of car dependency is still likely to be high, but whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB - Kintbury	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		