

Supplemental Items for Council

Tuesday, 22 July, 2014 at 7.00pm
in the Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

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| 18. | West Berkshire Housing Site Allocations Development Plan Document (DPD): Preferred Options for Consultation (C2844)
To consider the preferred options version of the West Berkshire Housing Site Allocations Development Plan Document. | 1 - 1506 |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

Andy Day
Head of Strategic Support

For further information about this item, or to inspect any background documents referred to in Part I reports, please contact the Democratic Services Team on 01635 519045
e-mail: executivecycle@westberks.gov.uk

Further information and Minutes are also available on the Council's website at
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Moira Fraser on telephone (01635) 519045.



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Appendix C

SA/SEA Environmental Report

West Berkshire Local Plan

West Berkshire Housing Site Allocations Development Plan Document (DPD)

Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)

Environmental Report for Preferred Options Consultation

July 2014

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1 Introduction

West Berkshire Council is in the process of preparing a Housing Site Allocations Development Plan Document (DPD).

This report constitutes the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) for the Preferred Options consultation of the Housing Site Allocations DPD.

The main aim of the Sustainability appraisal / Strategic environmental assessment (SA/SEA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of new or revised Development Plan Documents (DPD). This document incorporates the requirements of a SEA for the Housing Site Allocations Development Plan Document (DPD) as required by the Planning and Compulsory Purchase Act 2004 and the European Directive on SEA (2001).

This report should be read in conjunction with the full SA / SEA Environmental Report for the Adopted Core Strategy.

1.1 The Development Plan for West Berkshire

The Council's adopted Core Strategy (July 2012) forms part of the Local Plan for the district. The Core Strategy sets out the overall planning strategy for the District, explaining the vision for the area and how it will be delivered.

The Housing Site Allocations DPD will identify specific sites for housing and gypsy and traveller sites, as well as set out a limited number of development management policies to enable development to be managed within the context of the spatial strategy set out in the Core Strategy DPD.

It was originally intended that a Site Allocations and Delivery DPD would be produced; however the change in approach from a Site Allocations and Delivery DPD to a Housing Site Allocations DPD was taken in order to prioritise and encourage housing delivery in the District in accordance with Government policy. There is also a pressing requirement to address through the plan led system the need for gypsy and traveller pitches, and the need for a priority review of several housing development management policies.

The West Berkshire District Local Plan 1991 – 2006 was adopted in June 2002, and in 2007 a number of the policies were extended, producing a Saved Policies version of the Local Plan. Any policies not saved are either no longer required or are covered by national or local policies. The adopted Core Strategy replaced a number of policies within the West Berkshire District Local Plan, and the Housing Site Allocations DPD will replace other policies, once adopted.

A new Local Plan for West Berkshire is anticipated for adoption in December 2017, and this will replace the Core Strategy DPD, Housing Site Allocations DPD, and the saved policies of the West Berkshire District Local Plan.

2 The Appraisal Methodology

2.1 What is the SA/SEA? Why does it need to be done?

The purpose of Sustainability Appraisal (SA) is to ensure that sustainability issues are considered during the preparation of plans. The SA is an iterative process which identifies the likely effects of options and subsequently the effect of the Housing Site Allocations DPD, and the extent to which these options and the DPD help to achieve economic, environmental, and social objectives.

The SA must also incorporate the requirements of the European Directive 2001/42/EC on the ‘assessment of the effects of certain plans and programmes on the environment’¹. This is commonly referred to as the Strategic Environmental Assessment or ‘SEA’ Directive. This was transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, (the SEA Regulations). Under these requirements, plans that set out the framework for future development consent of projects must be subject to an environmental assessment to determine if the plan, the DPD, will have any significant effects on the environment. This context is reiterated in paragraph 165 of the National Planning Policy Framework (NPPF)²

“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment 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”.

Further to the NPPF, the Planning and Compulsory Purchase Act 2004³ requires an SA and SEA to be carried out for DPDs. Both of these requirements can be carried out in one appraisal process. In order to avoid any confusion, the reference to SA throughout this document will refer to both the SA and the SEA.

2.2 Stages to the SA / SEA

The SA is made up of a series of stages (A to E) which are detailed in the Table below.

Stage A	Setting the context and objectives, establishing the baseline and deciding the scope
Stage B	Developing and refining the options
Stage C	Appraising the effects of the plan
Stage D	Consultation
Stage E	Monitoring the significant effects of implementing the plan

¹ European Parliament. (2001) “The Assessment of the Effects of Certain Plans and Programmes on the Environment”, Directive 2001/42/EC of the European Parliament, Luxembourg, 2001 http://europa.eu/legislation_summaries/environment/general_provisions/l28036_en.htm

² National Planning Policy Framework: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf

³ Planning and Compulsory Purchase Act 2004: <http://www.legislation.gov.uk/ukpga/2004/5/contents>

This report is an interim report for the DPD's Preferred Options consultation. It outlines the process so far in developing and refining the options for housing sites and an initial appraisal of the potential effects of those sites. This SA report builds on the Scoping Report and the Core Strategy SA/SEA Environmental Report. The SA Report contains the following:

- An outline of the 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 Core Strategy and Housing Site Allocations DPD (Appendix 1)
- A description of the environmental and sustainability context (known as the baseline information) (Appendix 2)
- A summary of key sustainability issues
- The SA/SEA Framework which sets out the SA/SEA objectives for Assessing the Housing Site Allocations DPD
- A review of the options considered and the preferred options selected

This SA report has been produced alongside the Preferred Options Housing Site Allocations DPD for public consultation. At this stage, consultees are invited to consider the Preferred Options in light of the SA report.

2.3 Consultation

Public involvement through consultation is a key element of the sustainability appraisal. During the development of the SA there are several formal stages of consultation. Informal comments received can also be taken into consideration.

Consultation on the SA Scoping report took place in September 2013 for five weeks. A summary of the comments made during the consultation are set out in appendix 5.

Following the Regulation 18 consultation on the change to approach to produce a Housing Site Allocations DPD, rather than a Site Allocation and Delivery DPD, the Scoping Report was updated and the three statutory consultees given a further opportunity to comment. This consultation took place in July 2014.

This Report is being published alongside the Preferred Options Housing Site Allocations DPD for consultation. The consultation period will run from 25 July until 12 September 2014.

2.4 Difficulties encountered in compiling information or carrying out the assessment

The collection of the baseline information identified issues relating to accuracy of data, format of data and whether the research is up to date. This can cause limitation with the identification of issues (in the scoping stage) and the monitoring of SA objectives. Where there are gaps in the baseline data this has been identified and therefore poses a degree of difficulty in forecasting effects.

The appraisal of policies is not always a straightforward process, particularly with it being an iterative process, and therefore there will be some degree of uncertainty in the predicted outcomes. Uncertainties can arise from scientific uncertainties, natural variability and lack of precision. A

number of policy options were difficult to assess against the SA objectives and sub-objectives. This is particularly the case with topic specific policy options which may only have a significant impact on a small number of SA sub-objectives.

Where there is uncertainty this can be reduced through research and professional judgement, although there will still remain an element of uncertainty. Where necessary a precautionary approach has been taken in the SA. This is to make sure that where there are threats to the environment and a lack of scientific knowledge, action is taken.

3 Background to the SA Report

3.1 Requirement for the sustainability Appraisal (SA)

The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) to be carried out for Development Plan Documents (DPDs). The SA and the SEA requirements can be carried out in one appraisal process. Throughout this document, reference to the SA referred to both the SA and the SEA process⁴.

Under the Town and Country Planning (Local Development) England (Amendment) Regulations 2008 there is no formal requirement for a Preferred Options stage and the SA is now required under Section 20 to be published for consultation when the proposed submission document is published for consultation. There is no formal requirement for an SA report to be published with a preferred options style consultation document.

However, the Council see a preferred options style consultation as allowing member of the public early involvement in the development of the options for development. As the SA/SEA has formed an important part of the site selection process, an SA/SEA report will be published alongside the preferred options consultation.

3.2 Stages of the SA

The sustainability appraisal is made up of a series of stages (stages A to E) see table 1 below.

Table 1. Summary of the stages of the Sustainability Appraisal

Table 2 - SA/SEA Stages	
Stage A	Setting the context and objectives, establishing the baseline and deciding the scope
Stage B	Developing and refining the options
Stage C	Appraising the effects of the plan
Stage D	Consultation
Stage E	Monitoring the significant effects of implementing the plan

The first stage (**Stage A**) is the production of the Scoping Report. This is where the scope and overall level of detail of the SA is set out. The Scoping Report was published in September 2013 and went out to consultation to the statutory environmental bodies for 5 weeks. Consultation responses received as part of the Scoping report consultation have been taken into account in the production of a revised Scoping Report.

The scoping report sets out the sustainability objectives and Core Strategy objectives (which are also being used for the Housing Site Allocations DPD) and these are then used to assess the preferred options of the Housing Site Allocations DPD.

⁴ European Parliament. (2001) "The Assessment of the Effects of Certain Plans and Programmes on the Environment", Directive 2001/42/EC of the European Parliament, Luxembourg, 2001
http://europa.eu/legislation_summaries/environment/general_provisions/l28036_en.htm

The SA objectives have been carried forward from the Core Strategy SA Environmental report as the DPD will sit under the Core Strategy. Some tweaks have been made to ensure that the objectives are in line with the updated background information and with the aims of the Housing Site Allocations DPD. Stage A has been completed.

The next stage is **Stage B**. This is the stage where options are developed and refined and the effects of the options are assessed. This stage is an iterative process where the options are tested against the SA objectives to predict and evaluate the effects of options in the DPD. Mitigation measures are identified where necessary and recommendations to changes of the options are made and the revised options reassessed where necessary. Stage B has been completed for the Preferred Options of the DPD.

The findings of Stage B have been pulled together to produce this SA report, which is known as **Stage C**.

Following the preferred options consultation, changes may need to be made and the options reassessed. Updates to the report will be made for the proposed submission of the DPD, known as **Stage D**.

Table 2. Stages of the SA Report based on the Practical Guide to the Strategic Environmental Assessment Directive⁵.

Table 3 - Stages of the SA Report		
DPD stage	SA/SEA Stage	
Pre-production COMPLETE	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 the SA framework.
	A5	Consult on the scope of the SA.
Production and Publication COMPLETE	B	Developing and refining options and assessing effects.
	B1	Test the DPD objectives against the SA framework.
	B2	Develop the DPD options.
	B3	Predict the effects of the DPD.
	B4	Evaluate the effects of the DPD.
	B5	Consider mitigation measures and ways to maximise beneficial effects.
	B6	Propose measures to monitor the significant effects of implementing the DPD.
	C	Preparing the SA Report

⁵ A Practical Guide to the Strategic Environmental Assessment Directive: Practical guidance on applying European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”, (ODPM) September 2005

Table 3 - Stages of the SA Report		
DPD stage	SA/SEA Stage	
	C1	Prepare the SA Report.
IN PROGRESS	D	Consulting on the draft DPD and SA Report.
	D1	Public participation on the draft DPD and the SA Report.
	D2 (i)	Appraise significant changes.
Submission and Examination	D2 (ii)	Appraise significant changes resulting from representations.
Adoption and Monitoring	D3	Make decisions and provide information.
	E	Monitoring the significant effects of implementing the DPD.
	E1	Finalise aims and methods for monitoring.
	E2	Respond to adverse effects.

3.3 Compliance with the SEA Directive / Regulations

The requirement to carry out a SA also incorporates the provision of the European Directive 2001/42/EC to include a SEA. The distinction between the two is that the SEA primarily focuses on environmental effects, whereas the SA expands this remit to incorporate economic and social sustainability. In line with the requirements of the European Directive, the SA report seeks to identify only the likely significant effects of the DPD.

The table below shows the locations in this Report which meet the Directive (referring in particular to Annex I which specifies the information required by Article 5(1)).

Table 4 Requirement of the SEA Directive		
Directive requirement	SECTION OF REPORT	
(a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	2, Appendix 1	
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	4 Appendix 2, Appendix 9	
(c) The environmental characteristics of areas likely to be significantly affected;	4, Appendix 2, Appendix 9	
(d) 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;	4, Appendix 2	
(e) The environmental protection objectives, established at International, Community or Member State 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;	6, Appendix 1, Appendix 9	

Table 4 Requirement of the SEA Directive	
Directive requirement	SECTION OF REPORT
(f) 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 ⁶ .	6, Appendix 9
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	2, 6, Appendix 9
(h) 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;	5, 6, Appendix 9
(i) A description of the measures envisaged concerning monitoring in accordance with Article 10;	Appendix 9. Further details to follow at submission stage.
(j) A non-technical summary of the information provided under the above headings;	Not required at Preferred Options Stage, to be provided at submission stage

⁶ These effects should include secondary, cumulative, synergistic, short, medium, and long-term permanent and temporary, positive and negative effects

4 Sustainability Objectives, Baseline and Context

4.1 Link to other policies, plans and programmes

The Council must take account of relationships between the West Berkshire Housing Site Allocations DPD and other relevant policies, plans, programmes and sustainability objectives. This is in addition to the need to take into account environmental protection objectives established at international, European Community and national levels. All of these may influence the options to be considered in the preparation of the Housing Site Allocations DPD. By reviewing these, relationship inconsistencies and constraints can be addressed and potential synergies can be exploited.

This list of relevant policy guidance, plans and strategies has been updated from the Core Strategy SA to take into account any changes that have taken place. The key emerging objectives, targets and issues which have been considered for the SA objectives are summarised in Appendix 1.

Screening exercises were undertaken as part of the Habitats Regulation Assessment. Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora require an Appropriate Assessment of Development Plans and relates to European sites of nature conservation interest, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

4.2 Key environmental, social and economic issues and opportunities

The key environmental, social and economic issues for West Berkshire have been identified through a review of the baseline data collected (Appendix 2), the background information and the evidence base for the Core Strategy and the Housing Site Allocations DPD.

These are largely the same as for the Core Strategy, but due to the nature of the Housing Site Allocations DPD some are less relevant than those for the Core Strategy.

Table 5 Key Sustainability Issues	
Sustainability Element	Local Impact
Social	Ageing population and impact on health care facilities
	Availability of affordable housing
	Access to essential facilities
Environmental	Protecting the historic environment and the heritage assets therein
	Protecting the historical / archaeological, landscape and townscape character of the district
	Impact of nuclear installations within the district
	Reduction in carbon emissions
	Air Quality
	Minimisation of waste production and increase in recycling

Table 5 Key Sustainability Issues	
Sustainability Element	Local Impact
	Impact of climate change
	Water supply and sewerage, usage and quality
	Flooding
Material Assets	Unemployment as a result of the recession
	Waste minimisation and recycling
	Use of renewable energy
	Congestion and reliance on the car

4.3 Developing the SA Framework

Developing an SA framework provides a way in which sustainability effects can be described, analysed and compared and forms a central part of the SA process.

A set of sustainability objectives and their indicators, which may be in the form of targets and are a way in which the achievement of the objectives can be measures, make up the SA framework. These objectives and indicators can also be used to monitor the implementation of the DPD.

The objectives were developed for the Core Strategy SA/SEA, having reviewed relevant plans, programmes and policies, the baseline information and previous consultation on the SA. The objectives were updated to reflect changes to the background information and the consultation on the Scoping report. Due to the scope of the Housing Site Allocations DPD, some of the objectives have been deleted because they either have no relevance or are covered off by the Core Strategy DPD. This is outlined in the Scoping Report (July 2014).

Table 6 below shows the framework for the SA of the Housing Site Allocations DPD. There is reference in the table to the SEA topics to show how the SA objectives have complied with the SEA Directive.

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
2. To improve health and well being and reduce inequalities	2.1 To support and encourage healthy, active lifestyles	<ul style="list-style-type: none"> General health “not good” Years of potential life lost (ONS) 	Human Health Population
	2.2 To increase opportunities for access to sports facilities	<ul style="list-style-type: none"> No. of people visiting spots/recreation facilities per annum** No. of people visiting parks and gardens per annum** 	
	2.3 To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Fear of crime surveys (WBC) No. of violent crime, robberies, vehicle crimes and domestic burglaries per 1000 population 	

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
	2.4 To protect and enhance green infrastructure across the district	<ul style="list-style-type: none"> Residents perception of quality of open space (PMP study) Availability, use and access to green space Percentage of the Rights of Way network in a "favourable" condition 	
3. To safeguard and improve accessibility to services and facilities	3.1 To improve access to education, employment services and facilities	<ul style="list-style-type: none"> Percentage of new residential development within 30 min public transport (or walk) times of a GP, hospital, primary & Secondary school, employment and a major retail centre Proportion of 19yr olds with Level 2 qualifications (5 + GCSEs A* to C) 	Population
4. To improve and promote opportunities for sustainable travel	4.1 To increase travel choices, especially opportunities for walking, cycling and public transport	<ul style="list-style-type: none"> Level of car use to work Bus passenger numbers (LA subsidised) Percentage of new residential development within 30 min public transport (or walk) times of a GP, hospital, primary & Secondary school, employment and a major retail centre 	Human Health Air
	4.2 To reduce the no. of road traffic accidents and improve safety	<ul style="list-style-type: none"> No deaths and serious injuries (for all ages and children) on the District's roads 	Population
5. To protect and enhance the natural environment	5.1 To conserve and enhance the biodiversity and geodiversity assets across West Berkshire	<ul style="list-style-type: none"> % SSSI land in favourable condition Loss in ha of SSSIs WHS and ancient woodlands Extent of BAP priority habitats Area of statutory LNRs per number of population (EN) Loss of Geologically/geomorphologically important sites (RIGs) Changes in areas and population of biodiversity importance, including i) change in priority habitat and species (by type) and ii) change in areas designated for their intrinsic environmental value 	Biodiversity Fauna Flora Landscape
	5.2 To conserve and enhance the local distinctiveness of the character of the Landscape	<ul style="list-style-type: none"> Change in Countryside Quality based on the Countryside Quality Counts data used to inform condition of Countryside Character Areas % building on greenfield land 	

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD

SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
		<ul style="list-style-type: none"> % land under the new agri-environmental schemes Landscape Assessment (AONB) / Landscape character assessment 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	6.1 To conserve and enhance the local distinctiveness of the character of the built environment	<ul style="list-style-type: none"> No. and % of all designated heritage assets at risk Areas of highly sensitive Historic Landscape Characterisation types which have been altered and their character eroded** No nationally important archaeological sites identified in the planning process and preserved in situ or by record** No. of applications approved contrary to the advice of the Council's conservation officer % change in visits to historic sites 	Cultural heritage (inc. architectural and archaeological) Material Assets Landscape
	6.2 To conserve and enhance the significance of the District's heritage assets		
	6.3 To promote, conserve and enhance the District's cultural assets		
	6.4 Provide for increased access to and enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	7.1 To reduce air pollution	<ul style="list-style-type: none"> Level of air pollutants NO₂ Level of traffic flows Proximity to source of poor air quality No. of noise complaints per annum received by WBC Proximity to source of noise Loss of high grade agricultural land to development Loss of greenfield land to development Measures of chemical and biological water quality of inland watercourses "good" and "fair" (EA) Incidents of major and significant water pollution (EA) No. of planning permissions granted contrary to the advice of EA on water quality grounds No. of planning approvals granted contrary to the statutory water/sewerage undertakers advice (Thames Water Property Services) 	Air Water Soil Human Health
	7.2 To reduce noise levels in main settlements		
	7.3 To maintain and improve soil quality		
	7.4 To maintain and improve water quality		
8. To improve the efficiency of land use	8.1 To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> % new dwellings completed at: i) less than 30dph; ii) between 30 and 50dph iii) above 50dph % new and converted dwellings on previously developed land 	Material Assets Soil

Table 6 Proposed framework for the SA/SEA of the Housing Site Allocations DPD			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA topic
11. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	11.1 To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Level of car use to work % development achieving EcoHomes / BREEAM "excellent" of Code level 3* Standards 	Climate Factors
	11.2 To minimise flood risk to people, property and the environment	<ul style="list-style-type: none"> EA flood zones, groundwater emergence zones, surface water flood risk No. of planning permissions granted contrary to the advice of the EA, Lead Local Flood Authority or other relevant bodies on flooding grounds 	

Table 7 confirms that all of the SEA objectives have been considered in the SA/SEA framework.

Table 7 – integrating the SEA objectives	
SEA Directive Issue	SA Objective
Biodiversity	5
Population	2, 3,
Human Health	2, 4, 7
Fauna	5
Flora	5
Soil	7, 8
Water	7
Air	4, 7
Climatic Factors	9, 10
Material Assets	6, 8, 9
Cultural heritage (inc. architectural and archaeological)	6
Landscape	5, 6

4.4 Background to Developing and Refining Options and Assessing Effects

The Housing Site Allocations DPD will have the same objectives as the Core Strategy at this stage. A review of the compatibility between the SA objectives and the Core Strategy objectives was carried out in the Core Strategy SA scoping report, however, as some of the objectives have been tweaked for the Housing Site Allocations DPD, an updated compatibility test has been carried out (see table 9 below). Potential tensions identified in the Core Strategy SA scoping report are the same for this scoping report:

- Impacts on the built and natural environment are heavily dependent on the siting and type of development being proposed and their proximity to sensitive sites.

- Like the remainder of the South East, all future development proposals need to minimise energy consumption, ensure new design incorporate water conservation measures to mitigate against a potential shortage in water supply and reduce where possible vehicular trips.

The Housing Site Allocations DPD objectives are set out in Table 8 below:

Table 8 – Housing Site Allocations DPD Objectives	
A. 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
B. Housing Growth	To deliver at least 10,500 homes across West Berkshire between 2006 and 2026. 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 built environment.
C. 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.
E. 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.
I. 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.

Table 9 below shows the compatibility between the SA objectives and the proposed SAD DPD objectives. The full details of the compatibility test are given in appendix 3.

Table 9 – SA / DPD objective compatibility

		SA objectives									Key:		
		2	3	4	5	6	7	8	9	10			
WBC Objective	A	+	+	++	++	0	+	+	++	++	++	Strongly supports sustainable objectives	
	B	++	++	+	+/?	0	?	++	?	?	+	Supports sustainable objectives	
	C	++	++	+	+/?	0	?	++	?	?	0	Neutral	
	E	+	+	+	0	0	0	0	0	0	0	?	Uncertain
	I	+	0	0	0	++	++	+	0	0	0	-	Works against sustainable objectives
												--	Works strongly against sustainable objectives

5 Developing and Refining Options and Assessing Effects

5.1 Introduction

Stage B of the Sustainability Appraisal is the development and refinement of options and policies and an assessment of the effects. This stage incorporates the development of the options and policies, the prediction and evaluation of the effects of the options and subsequent policies that make up the Preferred Options Housing Site Allocations DPD, along with the consideration of any mitigation measures and ways to maximise beneficial effects along the way.

5.2 Developing the Options

The West Berkshire Preferred Options Housing Site Allocations DPD implements the framework set by the Core Strategy by allocating non-strategic housing sites across the District in accordance with the spatial strategy of the Core Strategy. This means that the sites to be allocated are in the areas that the Core Strategy has set out as suitable for some level of further growth and that the proposals will conform to the policy details set out in the Core Strategy. Sites for Gypsies, Travellers and Travelling Showpeople are also proposed for allocation and the DPD will include updated policies to guide certain development in the countryside as well as updated parking standards.

5.3 Method of Approach

The effects of each option have been tested against the SA objectives that were adopted in the updated Scoping Report. The aim of the appraisal was to identify any significant conflicts or combined effects between the options and the SA objectives.

5.4 Reasonable Alternatives

5.4.1 Approach to Site Allocations

Four options were considered for progressing Site Allocations:

- Option 1 – Prepare a Site Allocation and Development Management DPD, undertake Strategic Housing Market Assessment (SHMA) and follow with a new Local Plan
- Option 2 – Prepare a Housing Site Allocations DPD, undertake SHMA, and follow with a new Local Plan
- Option 3 – Prepare a Housing Site Allocations DPD, plus selected housing development management policies, undertake a SHMA, and follow with a new Local Plan
- Option 4 – New Local Plan, based on a new housing number.

All of these options are considered to be reasonable alternatives as they are all approaches that could be taken to producing a new plan for future development in the district.

5.4.2 Housing Sites

Within the SA/SEA, only options which are considered reasonable need to be assessed. For the preferred options Housing Site Allocations DPD, potential housing sites have been taken to be sites submitted in the SHLAA. All potential sites were assessed in the SHLAA as one of four categories as Table 10 illustrates:

Table 10: SHLAA assessment		
SHLAA assessment	Description	Example
Deliverable	Available now, offers a suitable location for development now and is achievable with a realistic prospect that housing will be delivered on the site within the next five years, and in particular that development of the site is viable.	Sites with planning permission
Developable	Sites are in a suitable location for housing development and there is a reasonable prospect that the site is available and could be viably developed at the point envisaged.	Sites within the settlement boundary
Potentially Developable	Sites where their suitability needs to be further assessed through the plan making process and therefore it is difficult to say that there is a reasonable prospect that a particular site could be delivered at a specific point in time.	Sites adjacent to the settlement boundary with no significant issues that would be difficult to overcome within the plan period
Not currently developable	These sites have significant constraints that mean they are unlikely to come forward in the plan period	Sites in the significant national or international protection / flood zone 3 etc.

All sites were also subject to the Site Assessment process. This process was split into two sections, automatic exclusions and considerations.

Automatic exclusions identify sites where there are significant constraints to development. This could be a site within flood zone 3, a national or international ecological/biodiversity designation or related to the scale of development in terms of the role and function of a settlement within the settlement hierarchy. In many cases the automatic exclusions support the SHLAA assessment of 'Not Currently Developable'.

A full list of the automatic exclusions and their reasons for inclusion are set out in Table 11 below:

Table 11: Automatic Exclusions		
Exclusion Criteria	Details	Justification
Less than 5 dwellings		Site is too small to be allocated, the majority of these sites will be considered as part of the settlement boundary review.
Planning Permission		These sites do not need to be allocated as they already have planning permission
Within flood zone 3		The NPPF states that residential development is not compatible or suitable in Flood Zone 3. Only sites completely in FZ3 has been excluded at this stage. Further details of the flood risk are taken into consideration at the next stage of assessment.
Within significant	Site of Special	The NPPF states that SSSIs, SACs and SPAs should have the same level of protection as European

Table 11: Automatic Exclusions		
Exclusion Criteria	Details	Justification
national or international habitat/environmental/historical protection	Scientific Interest (SSSI), Special Area of Conservation (SAC), Special protection Area (SPA), Registered Battlefield Grade 1 / II* Park and Gardens	Sites. Therefore sites within these areas have been excluded. The NPPF also states that great weight should be given to significant heritage assets and their settings, and substantial harm to or loss of designated heritage assets of the highest significance (eg. battlefield and Grade I and II* registered parks and gardens) should be wholly exceptional, therefore sites which these designations have also been excluded. The Registered Battlefield and Sandford Priory historic park and gardens are included on the English Heritage 'At Risk' Register.
Landscape	Adverse impact on the character of the AONB (from LSA)	The NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB. Landscape Assessments have been carried out on the sites in the AONB, and where this indicates development would cause harm to the AONB the sites have been excluded.
SHLAA Assessment	Not currently developable	Sites assessed in the SHLAA as not currently developable imply that there are issues with the site that could not easily be resolved within the plan period, or would impact significantly on the deliverability or availability of the site.
Land Use	Protected Employment Land	Areas within a Protected Employment Land designation are protected by policy and without a review of the employment policy it is not acceptable to release land for housing development.
Atomic Weapons Establishment (AWE) consultation zone	Inner	Government policy limits development within Inner Land Use planning consultation zones. This is regulated by the Office for Nuclear Regulation (ONR). Development within the inner zone is unlikely to receive approval from ONR.
Relationship to the surrounding area	Relative scale in relation to existing settlement	The focus for development is in the Settlement Hierarchy. Within in this each settlement has a role and function. Where the size of a site would be out of keeping with this the site has been excluded.
Within settlement boundary		Sites within the settlement boundary do not need to be allocated as there is a presumption in favour of development.

Those sites not ruled out through the automatic exclusion assessment are considered to be realistic alternatives, and have had SA/SEA carried out on them as alternative options for development. The full list of site selection criteria, with their justification is set out in appendix 6, as this has also formed part of the site assessment work, and informed the SA/SEA.

A list of the sites excluded is given in appendix 7.

5.4.3 Gypsy, travellers and travelling showpeople sites

Following a call for sites in May/June 2014, a number of sites were submitted. Three sites were automatically ruled out, two on landscape grounds following Landscape Assessment work. Development of the sites would fail to conserve or enhance the special qualities or natural beauty of the AONB. The third site was ruled out as its development would lead to a site far greater in size that considered appropriate by best practice guidance.

Further investigation of the sites that had originally been put forward ruled out a further site (GTTS6A) as the site was no longer available.

Site ID	Address	Development Potential	Reason for exclusion
GTTS1	Land to the north west of Furze Hill, Hermitage	3 – 5 pitches	Landscape Assessment indicates the site would not be suitable for development
GTTS4	Land to the rear of Paices Hill	Up to 15 pitches	Development would extend the existing Paices Hill site beyond an acceptable scale.
GTTS6A	Clappers Farm (north site)	n/a	Site is no longer available
GTTS8	Stable View, Oare	1 pitch	Landscape Assessment indicates the site would not be suitable for development

The remaining sites are considered to be reasonable alternatives, and have had SA/SEA carried out on them as alternatives options for development.

5.4.4 Parking Standards Policy

New parking standards are proposed to accompany the Housing Site Allocations DPD. Four options were considered.

- Option 1 - Maintain the current parking policy (An average of 1.5 spaces per dwellings across the district)
- Option 2 - No policy – deal with parking on a case by case basis
- Option 3 - New policy A – a single standard across the whole district
- Option 4 - New policy B – parking standards based on accessibility and location of a site and the type and size of dwellings.

Options 1 and 2 were not considered to be reasonable alternatives.

There are many issues with the implementation of the current parking standards (Option 1), in terms of some areas not having enough parking for the number of cars in a development, and limited amount of flexibility for different types of residential development. Therefore, doing something to change the current position is seen as being important.

Option 2, having no parking policy, would mean that parking would need to be dealt with on a case by case basis. This would not give developers or members of the public certainty of the requirements for new development and could lead to many other difficulties such as a lack of consistency in approach, lack of transparency and difficulties at planning appeals.

Options 3 and 4 are considered to be reasonable alternatives and so will be assessed through the SA/SEA.

5.4.5 Sandleford Park Policy

New evidence has come forward regarding infrastructure at Sandleford Park, and changes to the Core Strategy policy to reflect these changes are proposed. Two options were considered

- Option 1 – keep the existing Core Strategy policy
- Option 2 – update the Core Strategy policy to reflect the updated evidence

Both these options were considered to be reasonable alternatives.

5.5 Assessment of Options

Within each spatial area the DPD is looking to allocate the remaining housing requirement from the Core Strategy. More sites have been identified as realistic alternatives than are required, so these form the options tested through the SA/SEA. It is from these options, through the SA/SEA and Site Assessment process, that the preferred options sites have been selected

The options, preferred policy approaches and policies have been assessed in terms of probability, duration, frequency and reversibility. The following issues have been considered:

- Effect – What is the overall sustainability impact on the SA objectives?
- Likelihood – How likely is it that the effect will actually occur?
- Scale – What is the potential scale of the effect, considering the geographical area and size of the population likely to be affected?
- Duration - Are the potential effects likely to be permanent or temporary?
- Timing – Are the potential effects short, medium or long term?

Potential mitigation has been identified where necessary where the adverse effects could be avoided through introducing conditions or changes in the way in which policies are implemented.

Many of the options had a predominantly neutral effect on the SA objectives. Where sites had a predominantly negative impact they have, in the main, not been recommended for allocation.

The assessment of the options and policies has been based on the information available at the time and on professional judgement.

6 Appraisal

6.1 Approach to Site Allocations

Four options for the approach to Site Allocations were assessed.

Table 13 Summary of SA/SEA of Approach to Site Allocations

Approach Option	Summary of SA/SEA of site	Summary of effects	Recommendation
Option 1 Prepare Site Allocation and Delivery DPD, undertake SHMA and follow up with new Local Plan	<p>Overall the site is likely to have a positive effect on sustainability. The SA/SEA highlights two significant positive sustainability effects in terms of delivering new housing.</p> <p>This option has a number of positive sustainability impacts as the DPD would include a wide range of policies. These would include aiming to focus development in sustainable locations where walking, cycling and public transport options are available and where there are a range of local services and facilities easy accessible. Policies included within the plan would aim to reduce or neutralise any negative or uncertain sustainability impacts. This option does have a significantly positive effect on delivery of new homes, as it looks to allocate sites for development in the short time, and following the SHMA develop a Local Plan to allocated additional sites for development to meet the identified objectively assessed need of the District.</p>	<p>Effect: Predominantly positive Likelihood: High. Scale: District Wide Duration: Permanent Timing: Short Term with longer term plan for new Local Plan.</p>	Option is not to be taken forward
Option 2 Prepare Housing Site Allocations DPD, undertake SHMA, followed by new Local Plan	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights two significant positive sustainability effects in terms of delivering new housing.</p> <p>This option aims to allocate sites in the short term under the framework set out in the adopted Core Strategy, with a medium term plan to produce a new Local Plan following the SHMA. This option gives a significantly positive impact on sustainability due to the provision of allocated sites for housing (affordable and market) in the short term. Over the medium and long term the new Local Plan will do this and ensure that policies provide for good quality affordable and market housing, with a knock-on effect on all elements of sustainability. This option does not review a full range of policies or consider development other than Housing. While this does not have a</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: District Wide – Initial focus on settlement hierarchy settlements. Duration: Permanent Timing: Short term with longer</p>	Option is not to be taken forward

Table 13 Summary of SA/SEA of Approach to Site Allocations			
Approach Option	Summary of SA/SEA of site	Summary of effects	Recommendation
	negative impact on sustainability, it is also not positive, as planning applications would be determined using the existing policy framework of the Core Strategy and the Local Plan saved policies.	term plan for new Local Plan.	
Option 3 Prepare Housing Site Allocations DPD plus selected development management policies, undertake SHMA, followed by new Local Plan	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights two significant positive sustainability effects in terms of delivering new housing.</p> <p>This option aims to allocate sites in the short term under framework set out in the adopted the Core Strategy, with a medium term plan to produce a new Local Plan following the SHMA. This option gives a significantly positive impact on sustainability due to the provision of allocated sites for housing (affordable and market) in the short term. Over the medium and long term the new Local Plan will do this and ensure that policies provide for good quality affordable and market housing, with a knock-on effect on all elements of sustainability. This option does not review a full range of policies or consider development other than Housing. While this does not have a negative impact on sustainability it is also not positive, as many planning applications would be determined using the existing policy framework of the Core Strategy and the Local Plan saved policies. The option includes some updates to policies, specifically countryside policies which would have a positive impact on environmental sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: District Wide – initial focus on settlement hierarchy settlements Duration: Permanent Timing: Short term with longer term plan for new Local Plan.</p>	Option is to be taken forward.
Option 4 Prepare new Local Plan following SHMA	<p>Overall the site is likely to have a positive effect on sustainability. The SA/SEA does not highlight any significant sustainability effects in terms of delivering new housing.</p> <p>This option has a predominantly positive effect on sustainability. A new Local Plan would allow for all policies in the Core Strategy and Local Plan Saved Policies to be updated, giving the greatest opportunities for positive impacts on sustainability. Where there are potential negative or uncertain sustainability effects, the policies within the plan, or mitigation provided by individual developments outlined in the plan, would reduce or neutralise this effect, and in some cases could lead to a positive effect on sustainability.</p>	<p>Effect: Predominantly positive Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term</p>	Option is not to be taken forward

The SA/SEA indicates that options 1 and 4 will have a predominantly positive impact on sustainability. Options 1, 2, and 3 are shown to have a significantly positive impact on sustainability due to the quicker allocation of sites for housing. While these options would not fully meet the Council's objectively assessed need, they would meet the short term need, with the new Local Plan meeting the medium and longer term need for housing identified in the SHMA.

Option 3 has been chosen for the approach as this would allow the Council to take forward housing allocations at the earliest opportunity rather than waiting for the SHMA to be published, thereby giving some certainty to members of the public and developers as to where development, in the short term, will take place. The new Local Plan will take into account the full objectively assessed need and allocate sites to meet the medium and longer term, with the Housing Site Allocations DPD meeting the short term need. This approach was chosen over option 2, as it would allow for some policies to be updated. The SA/SEA shows that this element gives option 3 as a slightly more positive impact on sustainability than option 2, as these policies would be based around the Countryside and parking Policies included in the Local Plan Saved Policies (2007) positively impacting on environmental sustainability.

Further reasons for this option being chosen are set out in the Background Topic Paper.

6.2 Housing Site Selection

All sites submitted through the SHLAA have been considered as part of the site selection process. The site selection process has identified realistic alternatives for sites, meaning that only sites with a realistic chance of being deliverable have been considered and taken through the SA process, as set out above.

In each spatial area all sites considered would be reasonable alternatives, and therefore, the SA/SEA process has been used to identify preferred sites, which are favourable in terms of the impact on sustainability.

All of the site assessment forms, including the SA/SEA, are set out in appendix 9 in the same order as the settlements are discussed below.

6.2.1 Newbury & Thatcham Spatial Area

6.2.1.1 Newbury

Newbury is the main urban area within West Berkshire. It is the main focus for housing growth over the plan period with new housing development. Newbury is the main administrative centre for the district with a wide range of retail, employment, leisure and community services and facilities. The town is on the crossroads of the A34/M4, with a number of locally important roads and a railway station linking Newbury to Reading and London to the east and The West Country to the west. Bus services link many of the outlying villages to Newbury. A number of rivers and water courses flow through Newbury, with the River Kennet and Kennet and Avon Canal running through the centre of the town, the river Enborne to the south and the river Lambourn entering the town to the north west and reaching its confluence with the River Kennet to the east of the town. The areas immediately adjacent to these water courses are within flood zone 2 or 3. Much of the north of Newbury is within a groundwater emergence zone.

There are a number of important environmental and heritage assets within Newbury. Two SSSIs run along the Rivers Lambourn and Kennet, with a number of local wildlife sites to the north and south of the town. There are also areas of ancient woodland to the south of Newbury, between the Newbury and Greenham settlement boundaries. To the west of Newbury is the First Battle of Newbury battlefield, and to the south of Newbury are a number of areas designated as historic parks and gardens, all of which are listed on English Heritage’s Heritage at Risk Register due to the threat from development.

87 sites were promoted through the SHLAA process, 34 sites were assessed to be potentially developable within the SHLAA. Of these 13 sites were ruled out through the automatic exclusion part of the site assessment criteria. The remaining 21 sites were considered reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
NEW001 Land at Long Lane, Newbury 142 dwellings (4.72ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA does highlight a significantly negative effect on all elements of sustainability due to the flood risk on the site. Flood risk gives a significant negative impact on sustainability on this site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development is not adjacent to existing residential development. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is at significant risk from surface water flooding, with a history of flooding impacting on the adjacent road, cemetery and properties to the south.
NEW008 Land adjoining Mencap Respite Centre, Pinchington Lane,	Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA does highlight a significantly negative effect on environmental sustainability due to the presence of a great crested newts breeding pond. The Great Crested Newts breeding pond on this site means that development would have a significant negative impact on environmental sustainability. The site is close to local service and facilities within Newbury and at the retail park which give good opportunity for walking, cycling and public transport, all of which would have a positive impact on sustainability. Flood risk on the	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent	The site is not recommended for allocation. The site is largely taken up by a breeding pond for Great Crested Newts.

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Newbury 4 dwellings	site means that there could be a negative impact on sustainability. Mitigation measures could be introduced to minimise this impact.	Timing: Short to Long term	
NEW010 Land at Long Lane, Newbury 85 dwellings (2.8ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA highlights a significantly negative effect on all elements of sustainability due to the flood risk on the site. Flood risk gives a significant negative impact on sustainability on this site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development would extend into the rural approach to Newbury. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. There is a significant risk of and history of flooding on the site, impacting on the road, NEW001 and properties to the south of NEW001.
NEW011 Land adjacent to Oxford Road, Newbury 23 dwellings (0.75ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA highlights a significantly negative effect on all elements of sustainability due to the flood risk on the site. Flood risk gives a significant negative impact on the sustainability of the site. While mitigation measures could be considered it is unlikely that these could fully mitigation the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative sustainability impacts from development on this site. The site is adjacent to a SSSI and SAC, while being within a LWS, making the site very sensitive in terms of biodiversity. Significant mitigation would be required to reduce this impact. Development of the site would have the potential to link Newbury and Donnington, impacting on the integrity of Donnington.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. There is a significant risk of and history of flooding on the site. The site is also sensitive in terms of ecology, within a Local Wildlife Site and adjacent to a SAC and SSSI.

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>NEW012</p> <p>Land north of Newbury College, Monks Lane, Newbury</p> <p>23 dwellings (0.78ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site 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.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>The site is well related to existing the existing settlement, close to local services and facilities within good links (walking, cycling and public transport) into Newbury town centre.</p>
<p>NEW019</p> <p>Land at Sandpit Hill / Andover Road, Newbury</p> <p>195 dwellings (6.5ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is some distance from facilities within Newbury Town Centre, although there are local facilities within Wash Common. Opportunities for use of public transport are currently limited, although there is potential for improvements alongside the development at Sandleford. Flooding is an issue on the southern part of the site, and could impact on sustainability without appropriate mitigation measures. The site is within an area designated as a UKBAP Woodland and Grassland and mitigation measures would need to be provided to limit the negative impact on environmental sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site is close to the strategic site allocation of Sandleford Park, and therefore, it is considered that this part of Newbury will need time to consolidate following the construction of Sandleford Park.</p> <p>The site is some distance from services and facilities within Newbury Town Centre, with limited public transport opportunities.</p>
<p>NEW031</p> <p>Land at Shaw, West and East of the A339.</p> <p>549 dwellings</p>	<p>Overall the site is likely to have a negative effect on sustainability. The site scores positively in terms of access to services and facilities and potential opportunities for public transport and active travel. However, there are a number of negative sustainability impacts in terms of ecology and environmental impacts, air quality and noise and potential impacts on the historic environment and landscape character of the area. There are limited mitigation measures that would be able to significantly reduce this impact. The site also has a risk of flooding and evidence of standing water during Jan/Feb 2014 which would also have</p>	<p>Effect: Predominantly negative Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent</p>	<p>The site is not recommended for allocation.</p> <p>The site needs to be considered as a strategic site, which is outside the scope of the Housing Site Allocation DPD.</p>

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
(1.83ha at 30dph)	an impact on sustainability. Flood mitigation could be provided which would reduce this impact.	Timing: Short to Long term	
NEW032 The Bungalow, Shaw Farm Road 8 dwellings (0.25ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities and local public transport services, with opportunities for walking and cycling which will have a positive impact on sustainability. There are a number of unknown impacts, including potential for protected species on the site, which if found, could lead to a negative impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The small size of the site means and existing development on the site means that it is not suitable to be allocated. The site will be considered as part of the settlement boundary review.
NEW040 Land south of Kimbers drive, Speen 10 dwellings (0.33ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is easily accessible by public transport, walking and cycling and in close proximity to open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. There would be a negative impact on the character of the landscape as the site is in an area of medium / high landscape sensitivity and in a Local Wildlife Site, which would be a negative impact on environmental sustainability. Some mitigation measures could be introduced to reduce the impact on the landscape and information would need to be provided as to why the LWS could be destroyed.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is sensitive in terms of biodiversity and impact on the landscape character of the area means that the site is not considered suitable for allocation. Availability of the site has not been confirmed.
NEW042 Land at Bath Road, Speen 104 dwellings (3.45ha at	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is easily accessible by public transport, walking and cycling and with close proximity of open countryside and local sports facilities to help promote a health 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's proximity to the A34 means that there could be	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent	The site is recommended for allocation. The site is well related to Newbury, close to local services and facilities. There are no significant issues with the site.

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
30dph)	issues of air or noise pollution, with a consequential impact on sustainability unless suitable mitigation measures are provided.	Timing: Short to Long term	
NEW045 Coley Farm, Stoney Lane, Ashmore Green 75 dwellings (2.5ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. 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. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape . Mitigation measures would reduce this impact, by providing appropriate landscaping.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to existing residential development in Newbury, close to local services and facilities. The site is not at risk from flooding.
NEW047B South East Newbury 69 dwellings (2.29ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to mitigate the impact.	Summary of effects: Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Development of the site would have an impact on the character of the landscape. Is less well related to Newbury that other sites in this group.
NEW047C South East Newbury 84 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to existing development to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high	Summary of effects: Effect: Predominantly neutral Likelihood: High	The site is not recommended for allocation. Development of the site would have an impact on the character of the landscape. The site has views over

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
(2.8ha at 30dph)	landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland, and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to mitigate the impact.	Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	the whole of Newbury. Other sites in Newbury considered more appropriate for development.
NEW047D South East Newbury 116 dwellings (3.87ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of low/medium landscape sensitivity and so it is unlikely that there would be an impact on sustainability, especially with mitigation measures introduced. There are great crested newts on the site, which without adequate protection and green corridors would mean development would have a negative impact on sustainability. A small area of the site is at risk from surface water flooding, but with appropriate mitigation the potential negative impact should be mitigated.	Summary of effects: Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to existing development in Newbury and close to local services and facilities. Two areas of the site are promoted for development, which leave a wildlife corridor and maintain a gap between Newbury and Greenham.
NEW051 Foxglove House, Love Lane, Donnington 10 dwellings (0.34ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. There are a number of positive impacts on sustainability as the site is close to local services and facilities, with good opportunities for walking, cycling and public transport. Part of the site is allotments, which if developed would have a negative impact on sustainability. The proposals indicate that the allotments will be retained, meaning that the impact on sustainability should be neutralised. The site is within a groundwater emergence zone, although there is no history of flooding on the site. Flooding can impact negatively on sustainability, but with appropriate mitigation measures this impact can be reduced.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is well related to existing residential development in Newbury. The size of the site means that it could be included in the settlement boundary, rather than allocated as a site for development. The site will be considered as part of the settlement boundary review.

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>NEW054</p> <p>The Vicarage, Greyberry Copse Road, Newbury</p> <p>11 dwellings (0.36ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, although the SA/SEA highlights a significantly negative effect on environmental sustainability due to the archaeological potential on the site. There would be a significant negative impact on environmental sustainability due to the impact on heritage assets of development on this site. The site is well related to local services and facilities, with opportunities for walking and cycling, giving a positive impact on all elements of sustainability. There are uncertain effects on the character of the landscape, as without landscaping mitigation there could be a negative impact on the character of the landscape.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Archaeology on the site is a major constraint to development. Impact on the adjacent listed building and archaeology would be significant.</p>
<p>NEW103</p> <p>Sanfoin Cottage, Garden Close Lane, Newbury</p> <p>90 dwellings (3ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site will have positive impacts on sustainability as it is close to local services and facilities with opportunities for walking, cycling and public transport. There are a number of unknown impacts on sustainability due to the site's location adjacent to the Sandleford Park site. There is a risk of surface water flooding on the site, but with mitigation measures the potential negative impact on sustainability should be neutralise.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site is adjacent to the Sandleford Park strategic site. Development at Sandleford Park needs time to consolidate into the community without additional development. Access to the site is a concern as additional land from third parties would be required to provide a suitable access, which could impact on deliverability.</p>
<p>NEW104</p> <p>Land at Warren Road, Newbury</p> <p>10 dwellings (0.32ha at</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. It is close to local services and facilities within Wash Common and would benefit from the neighbouring development at Sandleford Park all of which have a positive impact on sustainability. The site is greenfield could have a negative impact on environmental sustainability. Mitigation measures should be able to reduce the impact on the environment.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent</p>	<p>The site is recommended for allocation.</p> <p>The site is well related to existing development and is a small site adjacent to Sandleford Park.</p>

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
30dph)		Timing: Short to Long term	
NEW105 Land at Yates Copse, Newbury 45 dwellings (1.5ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. 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. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape, and as a result of flood risk on the site. Mitigation measures would help to mitigate this impact, by providing appropriate landscaping and flood mitigation through SUDs.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Development of this site in addition to NEW045 is considered overdevelopment of the area. NEW045 was considered to be better related to the existing settlement than this site. There is potential to impact on Yates Copse area of ancient woodland.
NEW106 Land at Moor Lane Depot, Hill Road, Moor Lane, Speen 42 dwellings (1.04ha at 40dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights significantly positive impacts in terms of sustainability due to the location of the site giving good opportunities for sustainable modes of travel and access to local services and facilities. The site's location very close to Newbury town centre means that it scores significantly positive in terms of opportunities for sustainable modes of travel and therefore, on sustainability. The site is close to local services and facilities, with easy access to the countryside for supporting active healthy lifestyles, all of which impact positively on sustainability. The area is at risk from ground and surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to Newbury Town Centre, close to local services and facilities, with good opportunities for walking and cycling as well as public transport.
NEW108 Land at Wildwoods, Kendrick Road, Wash Common 69 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. There are no positive impacts from this site as it is some distance from local services and facilities, with limited opportunities for walking, cycling and using public transport. There are a number of uncertain impacts as the site is poorly related to existing residential development. Development could have a negative impact on environmental sustainability without appropriate mitigation and buffers. The site is within a surface water flood risk area, which could have a	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent	The site is not recommended for allocation. The site is poorly related to the existing settlement boundary and would require development at Sandleford Park to take place before it was adjacent to residential development. The site is largely

Table 14 – Summary of Newbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
(2.3ha at 30dph)	negative impact on sustainability without appropriate mitigation measures.	Timing: Short to Long term	wooded with many of the trees being protected by TPOs.

Site selection summary

The SA/SEA highlights that of the 21 sites considered; one site was highlighted as having a predominantly negative impact on sustainability (NEW031), five sites are predicted to have a predominantly neutral impact, but are also shown to have a significant negative impact on sustainability (NEW001 / NEW008 / NEW010 / NEW011/ NEW054). NEW031 was originally promoted through the Core Strategy as a strategic site. The site has potential for approximately 550 dwellings, which is still considered to be strategic in nature and therefore, not suitable for allocation at this stage. There are both a number of positive and negative sustainability effects from the site. To overcome the negative impacts, which include impacting on the character of Donnington, flooding and biodiversity, would require a significant amount of mitigation to reduce the impact.

NEW001, NEW010 and NEW011 are all at risk from and have a history of flooding which has led to flooding of neighbouring residential areas, even within potential mitigation measures it is not considered appropriate to allocate these sites for residential development. NEW008 is a small site which contains a great crested newt breeding pond. Development of the site would be likely to cause harm to these protected species impacting on environmental sustainability. NEW054 contains a number of archaeological features, development would lead to a negative impact on the heritage assets of the district, and therefore the site is not considered appropriate for development. While all the sites have good access to local services and facilities within Newbury, these negative impacts are seen to outweigh the positive sustainability impacts of the sites.

NEW032 and NEW051 are considered too small for allocation and so will be considered as part of the settlement boundary review. Both sites are well related to the existing settlement and have some level of development already on the site. NEW032 does not have any negative impacts highlighted on the SA/SEA. Part of NEW051 is currently allotments, which would need to be maintained should any development take place to ensure no negative sustainability effects occurred. The proposals for the site include maintaining and improving the allotments and only developing on a small section to the south east of the site.

NEW040 is sensitive in terms of biodiversity with potential for a negative effect on environmental sustainability, the proximity to the conservation area and setting of the site also impacts negatively on environmental sustainability. The site is not recommended for allocation due to this potential negative impact on environmental sustainability. In addition the Council has been unable to confirm the site's availability.

Of the remaining sites, the SA/SEA does not highlight any significant differences between the sites. Not all sites are required in Newbury to meet the remaining Core Strategy requirement. NEW103 and NEW108 are adjacent to Sandleford Park strategic site, and it was considered that development at Sandleford Park would need time to consolidate into the community without additional development. Both sites had additional issues that would have needed to be resolved, access to NEW103 would require upgrading of a private road (Garden Close Lane) to adoptable standards, or access to come from Sandleford Park, while NEW108 is largely wooded, with many of the trees protected by TPOs. Removal of the woodland would have a negative impact on environmental sustainability, strengthening the case that this site should not be allocated for development. NEW019 is also

adjacent to Sandford Park, but is located further from local services and facilities, giving a greater distance required for walking or cycling, and with a limited bus service passing near to the site, the SA/SEA does not give this site any positive effects on sustainability, the effects are either neutral, uncertain or negative. The site is not being recommended for allocation, as other sites score more favourably. NEW104 is a small site adjacent to Sandford Park. As the site is small it was recommended for including within the settlement boundary. When discussed with members of the Planning Policy Task Group they asked that the site be a preferred option for allocation, to improve the chances of deliverability. The only negative sustainability effect for the site is that it is a greenfield site, the other effects are either positive, neutral or uncertain.

A group of sites were submitted to the south east of Newbury (NEW047). Only one of these sites has been recommended for allocation, although there is no discernible difference between the sites based on the SA/SEA. All the sites have protected species on the site, which, without appropriate mitigation measures, would lead to a negative impact on environmental sustainability. Only part of each of the sites has been proposed for development, maintaining a green corridor between the site and Newbury Racecourse. NEW047D has been recommended for allocation over sites B and C as the areas proposed for development are better related to the existing residential development and closer to local services and facilities at Newbury Retail Park. Areas B and C are used by members of the public as local amenity space and have views over Newbury, which if lost would potentially have a negative impact on all elements of sustainability

NEW045 and NEW105 are two sites to the north east of Newbury. There is no significant difference between the two sites in terms of the SA/SEA; the only difference between the two sites is the NEW105 is within a surface water flood risk area and adjacent to an ancient woodland (Yates Copse). NEW045 has been recommended for development, over NEW105 as NEW045 is considered to be better related to the existing residential development, without the potential effects on sustainability that could occur as a result of being adjacent to ancient woodland and being within a surface water flood risk area.

NEW042 is recommended for allocation. The site is located to the north west of Newbury, close to the junction of the A4 and the A34. There are a number of potentially negative sustainability effects from development of the site, all of which could be mitigated against through careful design or specific mitigation measures, such as relocation of the allotments and developing away from the A34 to minimize potential noise and air quality issues. The site was chosen as it is close to local services and facilities, with opportunities for walking and cycling as well as public transport, all of which have a positive impact on sustainability. Consultation with the Parish Council indicated that the principle of development here was acceptable as long as allotments were still available on the site. The proposals for the site do include relocation and expansion of the allotments.

NEW012 and NEW106 have been recommended for allocation as they do not have any potential negative sustainability effects highlighted by the SA/SEA. NEW106 has a significant positive impact on sustainability due to its location close to the town centre and opportunities for sustainable modes of transport.

6.2.1.2 Thatcham

Thatcham is the second main urban area within West Berkshire. The Core Strategy identifies Thatcham as needing a period of consolidation following a significant period of growth in recent years. This means that Thatcham will only receive a limited amount of growth during this plan period. The A4 runs through the town, splitting it into two sections, north Thatcham and south Thatcham. A number of buses serve the town and it has a railway station.

To the south of Thatcham runs the River Kennet and the Kennet and Avon Canal. The town itself is not at risk from fluvial flooding (the flood zones are located to the south of the developed area of the town), although it did suffer badly from surface water flooding during July 2007, with large areas within a surface water flood risk area and two areas designated as critical drainage areas through the SFRA.

A SSSI runs along the River Kennet and Thatcham Reed Beds nature reserve is located to the south of Thatcham.

27 sites were promoted through the SHLAA process, with 11 assessed as potentially developable. No sites were automatically excluded, and so all sites were considered to be reasonable alternatives and so an SA/SEA was undertaken for all 11 sites to inform the site selection work and subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the site are being taken forward as preferred options.

Table 15 – Summary of Thatcham Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
THA007 Land at Harts Hill, Thatcham 450 dwellings (15ha at 30dph)	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is much larger than required, and there are other smaller sites, that are considered more suited to development at this stage. Development on this site of Floral Way would change the character of the built environment, but moving residential development to the east of Floral Way.</p> <p>Availability of the site has not been confirmed.</p>
THA008 Land at Siege Cross,	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports</p>	<p>Effect: Predominantly neutral Likelihood: High</p>	<p>The site is not recommended for allocation.</p> <p>Only a small amount of development</p>

Table 15 – Summary of Thatcham Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Thatcham 353 dwellings (21.6ha at 30dph)	facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. There are protected species on the site, without appropriate mitigation measures development could have a negative impact on environmental sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.	Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	is required in Thatcham under the Core Strategy framework, development of this site would be out of keeping with this principle. This site should be considered as a strategic site. Development on this site of Floral Way would change the character of the built environment, but moving residential development to the east of Floral Way.
THA011 Land to the north of Bowling Green Road, Thatcham 225 dwellings (8.5ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability. Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. There are a number of unknown impacts, relating to the impact on ecology and flood risk. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections. The site is not officially within a flood zone, although it is on the edge of a critical drainage area. Surface water runoff caused significant flooding in Thatcham in 2007, therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Only a small amount of development is required in Thatcham under the Core Strategy framework, development of this site would be out of keeping with this principle. Development of the site would be out of keeping with the exiting development pattern, as there is currently no residential development to the north of Tull Way.
THA014 Land at Regency Park Hotel 42 dwellings	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area	The site is not recommended for allocation. The site is separated from the existing settlement pattern by Tull Way and is some distance from the centre of Thatcham. The site is at risk from

Table 15 – Summary of Thatcham Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
(1.4ha at 30dph)	<p>There are a number of unknown impacts, relating to the impact on ecology and archaeology. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections.</p> <p>Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. The site is within a surface water flood area, and surface water runoff caused significant flooding in Thatcham in 2007. Therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.</p>	<p>Duration: Permanent Timing: Short to Long term</p>	flooding.
<p>THA019</p> <p>Land at Little Copse, off Cold Ash Hill and Lawrence's Lane</p> <p>72 dwellings (2.4ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling.</p> <p>Appropriate mitigation, including buffers would be needed on the site to ensure there was not a negative impact on ecology and environmental sustainability.</p> <p>The site is poorly related to the existing settlement pattern of Thatcham, and this could have a negative impact on sustainability.</p> <p>Flood risk on the site would have a negative impact on all elements of sustainability. Part of the site is required as part of the Thatcham flood alleviation works, meaning development on this part of the site would not be appropriate. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Half of the site is required for flood alleviation works as part of the Thatcham flood alleviation scheme. The remainder of the site is poorly related to the existing settlement pattern of Thatcham. Flood risk on the site is high.</p> <p>Only a small amount of development is required in Thatcham under the Core Strategy framework, other sites within the town are considered more appropriate for development.</p>
<p>THA024</p> <p>Land at</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p>	<p>Effect: Predominantly neutral</p>	<p>The site is not recommended for allocation.</p>

Table 15 – Summary of Thatcham Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Harts Hill Farm, Thatcham 138 dwellings (4.6ha at 30dph)	<p>The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.</p> <p>There are protected species on the site, and without appropriate mitigation there would be negative impact on sustainability. Development would change the character of the built environment in this part of Thatcham, with a potential negative impact on social and environmental sustainability. The site is at risk from surface water flooding, with two water courses flowing through the site. Without flood mitigation and SUDs there is potential for a negative impact on sustainability.</p>	<p>Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is much larger than required, and there are other smaller sites, that are considered more suited to development at this stage.</p> <p>Development on this site of Floral Way would change the character of the built environment, by moving a significant amount of residential development to the north east of Floral Way.</p>
THA025 Land at Lower Way, Thatcham 87 dwellings (2.9ha at 30dph)	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well related to the existing settlement, close to local services and facilities with opportunities for walking and cycling, which give a positive effect in terms of sustainability.</p> <p>The site is close to the sewage treatments works, and the impact that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability.</p> <p>The site is not at risk from flooding, which has a neutral impact on sustainability; SUDs would be required to ensure that development did not have a negative impact on flooding elsewhere.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>The site is well related to the existing settlement, close to local services and facilities with public transport opportunities and walking and cycling routes into Thatcham Town Centre.</p>
THA027 The Creek, Heath Lane, Thatcham	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is well located for access to local services and facilities (although it is some distance from the centre of Thatcham), with opportunities for walking and cycling, all of which have a positive impact</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Newbury</p>	<p>The site is not recommended for allocation.</p> <p>The site is poorly related to Thatcham without adjacent sites being</p>

Table 15 – Summary of Thatcham Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
41 dwellings (1.36ha at 30dph)	on sustainability. The site is greenfield as it is residential garden, meaning there could be a negative impact on environmental sustainability.	and Thatcham spatial area Duration: Permanent Timing: Short to Long term	developed. This would lead to a much larger area being developed. The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period, so development of this site, with other adjacent sites is not required at this stage.
THA028 Land north of Floral Way and East of Harts Hill Road 103 dwellings (3ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. There are no significant sustainability impacts from this site. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. Development could change the character of the built environment, which could have a negative impact on sustainability. While the site is not within an official flood risk area, there is evidence of surface water flows along the boundary of the site, which could lead to flooding and a negative impact on sustainability unless suitable mitigation measures were considered.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is larger than required, and there are other smaller sites, that are considered more suited to development at this stage. Development would change the character of the built environment, by developing to the north of Floral Way.

Site Selection Summary

The SA/SEAs do not show any sites to have any significant effects on sustainability; all sites are shown to have a predominantly neutral effect on sustainability.

Thatcham only needs a limited number of dwellings through the Core Strategy (approximately 60 dwellings). The majority of the sites submitted have potential for significantly more than the required number of dwellings and so it would not be appropriate to consider the sites for allocation through this DPD. Consideration of these sites would be more appropriate through the new Local Plan. THA007 / THA008 / THA011 / THA024 / THA028 all have a development potential of more than 100 dwellings. Development of these sites would be most appropriate as a comprehensive development of the whole site, rather than as part of a site and so they are not recommended for allocation.

THA014 / THA027 are poorly related to the existing settlement without additional sites being developed. The SA/SEA highlights that development of these sites would have a negative impact on the character of the built environment and subsequently have a negative effect on environmental sustainability. As a result these sites have not been recommended for allocation.

THA025 is the only site in Thatcham to be recommended for allocation. The only negative sustainability impact highlighted on the SA/SEA is due to the site being greenfield. The site is well related to the existing settlement, close to local services and facilities with good opportunities for walking and cycling, as well as use of public transport. All of which have a positive effect on sustainability.

6.2.1.3 Cold Ash

Cold Ash is a Service Village, where some limited development is appropriate. Cold Ash is located to the north of Thatcham, with the north and eastern part of the village adjacent, or within the AONB. No water courses run through the village, so there is no risk of fluvial flooding. Surface water flood risk is limited to a small area to the south of the village. Run off from Cold Ash can have an impact on surface water flooding in Thatcham and any development would need to take account of this risk.

Eight sites were submitted through the SHLAA process, with four sites being assessed as potentially developable. Following landscape assessment work, COL010 was ruled out on landscape grounds. A ninth site (COL011) was submitted after the initial finalisation of the SHLAA in December 2013. This site was assessed as potentially developable. A SA/SEA was subsequently undertaken on these four sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
COL002 Land at Poplar Farm, Cold Ash 21 dwellings (0.7ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. 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, in terms of an increase in 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.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to Cold Ash and sits within an area of low/medium landscape sensitivity.
COL004	Overall the site is likely to have a neutral effect on sustainability.	Effect:	The site is not recommended for

Table 16 – Summary of Cold Ash Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Liss, Cold Ash Hill, Cold Ash 27 dwellings (0.9ha at 30dph)	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, giving 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 would have a negative impact on sustainability through the increase of greenhouse gas emissions. The site has easy access into Newbury and Thatcham for a wider range of service and facilities. Development on this site has the potential to detract from the landscape character, leading to a negative impact on environmental sustainability. There is anecdotal evidence that surface water flooding occurs on the site, meaning that mitigation measures would be required to ensure no negative effects on sustainability.	Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	allocation. While the site is adjacent to the settlement boundary the site itself is poorly related to the existing settlement pattern and has the potential to adversely impact on the setting and separate identify of Cold Ash and Ashmore Green.
COL006 St Gabriel's Farm, Cold Ash 12 dwellings (0.4ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. 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, 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 existing settlement pattern. Due to the lack of pavements along The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns, consideration of appropriate mitigation measures to reduce this impact would be required.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation for 6 dwellings. The site is well related to the existing development. The proposed number for allocation has been reduced to ensure development remains in line with the exiting settlement pattern.
COL011 Land at Cold Ash Hill	Overall the site is likely to have a neutral effect on sustainability. 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	Effect: Predominantly neutral Likelihood: High Scale: Newbury	The site is recommended for allocation for 6 dwellings. The site is well related to the existing settlement and in line with the exiting

Table 16 – Summary of Cold Ash Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
15 dwellings (0.5ha at 30dph)	dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, in terms of an increase in greenhouse gas emissions. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.	and Thatcham spatial area Duration: Permanent Timing: Short to Long term	building line.

Site Selection Summary

The SA/SEAs do not show any of the sites to have any significant sustainability effects, all sites are shown to have a predominantly neutral effect on sustainability.

COL004 has not been recommended for allocation due to the site's relationship to the existing settlement. The SA/SEA highlights a potential negative impact on environmental sustainability due to the impact on the character of the landscape and built environment.

There is no significant difference between the SA/SEAs for COL002 / COL006 / COL011. All three sites have been recommended for allocation. COL002 and COL011 are recommended for a lower number of dwellings than the development potential. This is because development of the sites needs to be done in keeping with the existing building line of linear development, or there would be a negative effect on environmental sustainability.

6.2.2 Eastern Area Spatial Area

6.2.2.1 Eastern Urban Area

The Eastern Urban Area consists of Purley on Thames, Tilehurst and Calcot and lies within the Eastern spatial area. The area has a close functional relationship with Reading. A broad location was identified in the Core Strategy covering the Eastern Urban Area, the Rural Service Centre of Theale and the land in between as an area of search within which to find future development sites.

As one of the District's urban area, the Eastern Urban Area is a focus for development within the District and has relatively good accessibility to employment opportunities. Access to other facilities and services varies and the area draws upon the wider range of facilities available in Reading.

There are good local bus connections and a mainline station at Tilehurst with trains to Reading and London and northwards to Oxford.

The Core Strategy points out that there are high quality landscape and environmental assets in this part of West Berkshire which includes the Thames National Path and North Wessex Downs AONB which adjoins the urban area. The Kennet Valley East Biodiversity Opportunity Area lies to

the south of Reading. Landscape assessment work was carried out on 3 sites due to the relationship between this part of the District and the North Wessex Downs AONB. This has advised on developable area and necessary mitigation for these sites.

To the south of the urban area much of the land is within Flood Zones 2 and 3. There are also issues relating to traffic congestion, particularly in the vicinity of the motorway junction. Proximity to Junction 12 of the M4 as well as the A4 causes additional impacts in terms of noise and air quality.

25 sites were identified in the SHLAA and 12 were assessed as potentially developable. Three were automatically excluded as they are located within the settlement boundary. The remaining nine sites were considered reasonable alternatives for development and an SA/SEA was undertaken for these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

The site selection process has highlighted some technical issues in the Eastern spatial area as a whole. This has resulted in a wider range of options being tested in the Eastern spatial area than in the other three spatial areas. This is to enable final choices to be informed by additional technical work and consultation.

Table 17 – Summary of Eastern Urban Area Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
EUA003 Stoneham's Farm, Long Lane, Reading, RG31 5UG 175 dwellings (0.77ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. Development of this site would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. Due to the site's proximity to ancient woodland and trees protected by TPOs, appropriate buffers would need to be provided to avoid negative impacts on sustainability. The site is within an area at risk from surface water flooding. Although there is no evidence of the site flooding, if it did this would have a negative effect on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The cumulative impact of this site alongside EUA008 and EUA033 would have a negative impact on the character of the AONB.
EUA007 Turnhams Farm, Pincents	Overall the site is likely to have a negative effect on sustainability, but the SA/SEA does not highlight any significant sustainability effects. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. However, there are also a	Effect: Predominantly negative Likelihood: High Scale: Eastern	The site is recommended for allocation as one of the options to be explored further. The site is well related to local

Table 17 – Summary of Eastern Urban Area Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>Lane, Tilehurst (Pincents Hill).</p> <p>285 dwellings (9.5ha at 30dph)</p>	<p>number of negative environmental impacts resulting from the development of the site including the site's proximity to biodiversity and geodiversity assets. Appropriate buffers, mitigation and careful design would be required to mitigate the potential negative environmental impacts. There is also the potential for negative impacts on environmental sustainability as the site is within open countryside with part of the site within the AONB. Careful design would be required to mitigate some of the impacts.</p> <p>As the areas proposed for development are not adjacent to existing residential areas this has the potential for a negative impact on social sustainability. Part of the site is within a surface water flood risk area; although there is no evidence of the site flooding, if it did, this would have a negative impact on all elements of sustainability.</p>	<p>Area Duration: Permanent Timing: Short to Long term</p>	<p>services and facilities, both for access locally and in to Reading. Work has been done since the previous planning application (and subsequent appeal) to take into account the impact on the landscape. There are a number of ecological, environmental, water supply, archaeological and highways issues that would need to be resolved.</p>
<p>EUA008</p> <p>Stoneham's Farm, Long lane, Reading RG31 5UG</p> <p>44 dwellings (2.21 ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA highlights potentially negative effects on environmental sustainability (without mitigation). 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.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term</p>	<p>The site is recommended for allocation as one of the options to be explored further.</p> <p>The site is well related to local services and facilities with good opportunities for walking and cycling both locally and in towards Reading. Development will need to take into account the Landscape Assessment, with only part of the site being considered suitable for development. Appropriate mitigation measures will be required to ensure no harm to the landscape character of the AONB.</p>
<p>EUA025</p> <p>Land adjacent to Junction 12 of the M4,</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights that development of the whole site would have a negative and potentially significantly negative impact on social sustainability. Limiting the size of developable area and introducing mitigation would mean no significant sustainability effects. There is potential for significant negative impacts of air quality</p>	<p>Effect: Predominantly neutral (with mitigation) Likelihood: High Scale: Eastern</p>	<p>Part of the site is recommended for allocation as one of the options to be explored further.</p> <p>The site is well related to the existing settlement, close to local service and</p>

Table 17 – Summary of Eastern Urban Area Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>Bath Road</p> <p>50-100 dwellings (1.7ha to 3.4ha at 30dph)</p>	<p>and noise on this site due to the proximity to the M4/A4 junction. Mitigation measures would need to be included, including careful design to minimise the impact. 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. An FRA will identify the risk of flooding and direct development towards the least risky parts of 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.</p>	<p>Area</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>facilities, including the bus interchange at the retail park.</p> <p>Only part of the site is recommended for allocation due to air and noise pollution generated by the M4/A4 and the flood risk on the southern part of the site. The Environment Agency strongly recommends that this site is not allocated. The smaller area for development will also reduce any conflict with the Highways Agency's proposed Smart Motorway Scheme (proposed to start at junction 12).</p>
<p>EUA026</p> <p>Land adjacent to Bath Road and Dorking Way, Calcot</p> <p>24 dwellings (0.8ha at 30dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability (with mitigation) and the SA/SEA does not highlight any significant sustainability effects. There is potential for negative impacts of air quality and noise due to proximity to the A4 but with appropriate mitigation measures and design this impact should be mitigated against. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (inc. SUDs) there should not be an impact on sustainability. There are a number of positive impacts in relation to sustainable transport and access to local services and facilities. This easy access should reduce the need for private car travel, reducing the impact on environmental sustainability.</p>	<p>Effect: predominantly neutral (with mitigation)</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p> <p>Timing: Short to long term</p>	<p>The site is recommended for allocation as one of the options to be explored further.</p> <p>The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park.</p>
<p>EUA031</p> <p>Land to the east of Sulham Hill</p> <p>29 dwellings (0.96ha at</p>	<p>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 no significant, positive or negative, impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, giving a number of positive sustainability impacts. There are potential negative impacts relating the loss of greenfield land, although with appropriate mitigation the negative impact could be reduced.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: Eastern Area</p> <p>Duration: Permanent</p>	<p>The site is recommended for allocation as one of the options to be explored further.</p> <p>The site is well related to the existing residential development, and local service and facilities and is not at risk from flooding. There are no significant</p>

Table 17 – Summary of Eastern Urban Area Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
30 dph).		Timing: short to long term	issues on the site.
EUA032 Land to the East of Sulham Hill, between Barefoot Copse and Cornwell Copse 45 dwellings (1.5ha at 30dph)	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 no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading. There is potential for development of the site to have a negative impact on the character of the landscape as the site is rural in nature, despite being adjacent to residential development on one site. The Landscape Assessment work carried out indicates that the site would be suitable for development with appropriate mitigation. Access to the site is via Sulham Hill which is narrow in places, and does not have footways, which could lead to issues of Road Safety without appropriate and extensive mitigation.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term.	The site is not recommended for allocation. While the site is close to local services and facilities, significant improvements would be required to the highway network to enable development to take place. This would significantly change the character of the rural lane (Sulham Hill). This is not considered appropriate.
EUA033 Land to the east of Long Lane and south of Blackthorn Close 30 dwellings (1ha at 30dph)	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 no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, meaning the site scores positively on these elements of sustainability. The site is rural in nature and adjacent to the AONB, meaning that there would be potential for development to harm the character of the landscape or to change the character of the built environment. The Landscape Assessment work indicates that the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible. The site is adjacent to ancient woodland and a local wildlife site, as well as having some TPOs on site. Appropriate mitigation and buffers would be required to mitigate this impact. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (inc. SUDs) there should not be an impact on sustainability	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term.	The site is recommended for allocation as one of the options to be explored further. The site is adjacent to existing residential development, close to local service and facilities. There are no significant issues on the site.

Table 17 – Summary of Eastern Urban Area Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
EUA035 72 Purley Rise, Purley on Thames 37 dwellings (1.24 at 30 dph)	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 no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and health, active lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. 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.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term.	The site is recommended for allocation as one of the options to be explored further. The site is well related to the existing settlement, close to local services and facilities. Access to the site would need to be resolved.

Site selection summary

The SA/SEA highlights that out of the nine sites considered, eight are likely to have a neutral effect on sustainability (EUA003, EUA008, EUA025, EUA026, EUA031, EUA032, EUA033 and EUA035) and the SA/SEA does not highlight any significant sustainability effects. The ninth site (EUA007) is shown as having a predominantly negative effect on sustainability, significant mitigation measures would be required to reduce this impact.

There are few development opportunities in the Eastern Urban Area and it is proposed that a wider range of sites are put forward for consultation as potential allocations to enable further technical work to be undertaken and for the views of consultees to be sought.

EUA025 is recommended as an option for allocation. The neutral effect is due to limiting the developable area of the site, to take account of flood risk and the potential impact on air and noise pollution from the M4, and introducing mitigation.

EUA026 is also recommended as an option for allocation. Mitigation would be required to address potential negative impacts of air quality and noise due to the proximity of the A4.

EUA007 was highlighted as having a predominantly negative effect on sustainability but no significant sustainability effects were highlighted. This site has been recommended as an option for allocation. It is acknowledged that appropriate buffers, careful design and a number of other mitigation measures, including improvements to the access, would be required to mitigate the potential negative environmental impacts and this will be explored further through consultation.

EUA003, whilst assessed as having a neutral impact on sustainability, would have a negative impact on landscape character cumulatively with EUA008 and EUA033. It is therefore not recommended for allocation.

EUA008 is proposed as one of the options for allocation. The area proposed for development takes into account the outcomes of the Landscape Assessment to mitigate the potential negative environmental sustainability effects.

EUA033 is recommended as an option for allocation. It will require appropriate mitigation measures to respond to the findings of the landscape assessment and other ecological issues, therefore mitigating against negative environmental effects. As a small part of the site is within an area at risk from surface water flooding, this will also require mitigation.

EUA031 is recommended as an option for allocation and the only potential negative sustainability impact is due to the site’s greenfield nature.

EUA032 is not recommended for allocation. Whilst the SA/SEA does not highlight any significant sustainability issues, the impact on Sulham Hill that would be required to resolve access issues is considered unacceptable.

EUA035 is recommended as an option for allocation. Whilst the SA/SEA does not highlight any significant sustainability effects, satisfactory access to the site needs to be resolved.

6.2.2.2 Theale

Theale is a rural service centre located to the east of West Berkshire. Theale has a wide range of shops and businesses that need to be maintained an enhanced. The Village is located on along the A4, adjacent to junction 12 of the M4 and the A340 to Pangbourne. There is also a railway station linking the village to Reading and London to the east and Newbury to the west.

The river Kennet and the Kennet and Avon canal flow to the south of the village. Much of the land to the south and east of the village is within flood zone 2. Flood zone 3 does not extend north of the railway line. The AONB is to the north east of the village.

13 sites were promoted through the SHLAA process, five sites were assessed as potentially developable, three sites were promoted for employment, rather than housing sites. None of the potentially developable sites were excluded through the automatic exclusion, and so were considered reasonable alternatives for development. An SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the site are being taken forward as preferred options.

Table 18 – Summary of Theale Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
THE001 Former Sewage	Overall the site has an unknown effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a	Effect: Predominantly unknown Likelihood: High	The site is recommended as an option for allocation for approximately 90 dwellings.

Table 18 – Summary of Theale Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Works, Theale 138 dwellings (3.45ha at 40dph)	positive score in terms of sustainability. The site is a brownfield site, on previously contaminated land, meaning that development of the site could have a positive impact on soil quality and improve the character of the area. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a knock-on effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability.	Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is close to local services and facilities within Theale. The site area has been reduced to take into account the area of the site within flood zone 2. Access to the site is an issue and would need to be resolved.
THE002 Whiteheart Meadow, Theale 224 dwellings (5.6ha at 40dph)	Overall the site has largely neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a knock-on effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is adjacent to the M4 meaning noise and air quality issues on the site. A pylon is located in the centre of the site. The Environment Agency strongly recommends that this site is not allocated as 90% of the site is in flood zone 2.
THE003 North Lakeside, The Green, Theale 42 dwellings (1.4ha at 30dph)	Overall the site has largely neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all having a positive impact on sustainability. There is a small risk of surface water flooding on the site, which could have a negative impact on sustainability without appropriate mitigation measures.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is recommended as an option for allocation. The site is well related to the existing settlement, close to local services and facilities within Theale.
THE005 Land at junction 12,	Overall the site has largely neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport. All having a	Effect: Predominantly neutral Likelihood: High	The site is recommended as an option for allocation for approximately 50 dwellings.

Table 18 – Summary of Theale Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Theale 154 dwellings (3.86ha at 40dph)	positive impact on sustainability. There are a number of potential negative impacts on sustainability, unless mitigation measures are introduced. The site is close to the M4/A4 motorway junction, which would lead to noise and air quality issues. Development of the site would also reduce the gap between Calcot and Theale which would have an impact on environmental sustainability. Development of a small area of the site adjacent to Theale itself would help to mitigation these impacts, along with other mitigation measures that could be considered. Flood risk is an issue on the site and could have a negative impact on sustainability without appropriate mitigation measures.	Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is well related to Theale and close to local services and facilities. Development of a small part if the site reduces the impact on some of the negative factors impacting on the site and would help to improve the pedestrian / cycle route along High Street between Theale and Calcot.
THE009 Field between A340 and The Green 125 dwellings (3.17ha at 30dph)	Overall the site has largely neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport, all of which have a positive impact on sustainability. The site is adjacent to the AONB, meaning there could be a negative impact on the character of the landscape and environmental sustainability. Mitigation measures should reduce this impact. The site is also at risk from flooding, with some evidence of flooding having taken place. Flooding can impact negatively on sustainability, but mitigation measures work to reduce this impact.	Effect: Predominantly neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term	The site is recommended as an option for allocation. The site is close to local services and facilities in Theale. There are no significant issues on the site that could not be overcome.

Site selection summary

The SA/SEA shows that all the sites are likely to have a predominantly neutral effect on sustainability. None of the sites have any significantly negative impacts.

THE002 has not been recommended for allocation due to the site's location adjacent to the M4 and the fact that high voltage cables cross the site, with a pylon located in the centre of the site. The SA/SEA indicates a number of potential negative sustainability impacts in terms of potential for air and noise pollution and flood risk on the site. The EA have strongly recommended that the site is not allocated as 90% of the site is located within flood zone 2. In line with the sequent approach other sites, where there is no flood risk, or a lower risk of flooding, are considered for allocation before sites where there is a risk of flooding.

All other sites in Theale have been recommended as options for allocation, with the final recommendation for allocation coming following the consultation.

THE003 and THE009 have few potential negative impacts highlighted in the SA. They are well related to the settlement, close to local services and facilities, and any potential negative impacts could be mitigated against. THE001 and THE005 have more potential negative sustainability impacts due to their location in flood zone 2 and the proximity of the M4, and or, A4 to the sites. Mitigation measures would be possible, but more would be required that for THE003 and THE009. Flood risk at THE001 could be mitigated by only allocating part of the site, outside the flood zone, in line with the sequential approach and advice from the Environment Agency.

6.2.3 East Kennet Valley Spatial Area

6.2.3.1 Burghfield Common

Burghfield Common is one of the two Rural Service Centres within the East Kennet Valley spatial area and will be a focus for development within this area because of the range of services and facilities available.

The Atomic Weapons Establishment (AWE) has a base to the west of Burghfield Common and the village falls within the middle and outer consultation zones.

There are several environmental assets in Burghfield Common – there are local wildlife sites immediately north and south of the settlement boundary and areas of ancient woodland scattered around the eastern part of the village.

13 sites were promoted through the SHLAA process and 10 of these sites were assessed to be potentially developable within the SHLAA. Two were ruled out through the automatic exclusion part of the site assessment criteria because of significant environmental constraints (BUR003) and poor relationship to the settlement (BUR009). A further site was taken out of the site selection process (BUR017) because it falls within the settlement boundary where there is a presumption in favour of development. The remaining 11 sites were considered reasonable alternatives for development and so a SA/SEA was undertaken on these sites to inform the site selection work and the subsequent selection of preferred options.

The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
BUR002 Land to the rear of The Hollies Nursing home,	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	Effect: Predominantly neutral Likelihood: High Scale: East	The site is recommended for allocation, with BUR002A and BUR004. The site is well related to existing

Table 19 – Summary of Burghfield Common Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Reading Road 75 dwellings (2.5ha at 30dph)	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.	Kennet Valley Duration: Permanent Timing: Short to Long term	services and facilities, close to local services and facilities. There are no significant issues on the site
BUR002A Land adjacent to Primrose Croft, Reading Road, Burghfield Common 26 dwellings (0.86 at 30dph)	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. There is potentially a negative impact from the site being Greenfield.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is recommended for allocation, with BUR002 and BUR004. The site is well related to existing services and facilities, close to local services and facilities. There are no significant issues on the site
BUR004 Land opposite 44 Lamden Way, Burghfield Common 10 dwellings (0.32ha at 30dph).	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 and for opportunities to use walking, cycling and public transport. The site is not at risk from flooding, which is also positive in terms of sustainability. There are potentially negative impacts from the site being greenfield.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is recommended for allocation, with BUR002 and BUR002A. The site is well related to existing services and facilities, close to local services and facilities. There are no significant issues on the site.
BUR005 Land between Reading Road and Gully Copse, Burghfield Common	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 quite close to local services and facilities, although is on the very edge of the village. There are opportunities for walking, cycling and using of public transport. The extension of the village outside the existing building line could have a negative impact on social sustainability, but changing the character of the village.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent	The site is not recommended for allocation. The site is not as well related to the existing settlement pattern as other sites within the village. Development of the site would extend the village well beyond the

Table 19 – Summary of Burghfield Common Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
71 dwellings (2.35ha at 30dph)		Timing: Short to Long term	existing building line
BUR006 Land adjacent to Bolt Hole, Hollybush Lane, Burghfield Common 58 dwellings (1.92ha at 30dph)	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 will have positive impacts in relation to access to local services and facilities and opportunities for walking, cycling and public transport. There are potential negative impacts on environmental sustainability in relation to protected species on the site, mitigation measures would be required to minimise this impact.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However, development of the site would extend the village to the west, and without other neighbouring sites being developed this would extend the village's building line. The site is unpopular locally and other sites within the village are seen as preferable to this one.
BUR007 Land adjoining Man's Hill, Burghfield Common 600 dwellings (20ha at 30dph)	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 well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However, development of this site would extend the village to the west. Development potential on the site is greater than is required for Burghfield Common, as a Rural Service Centre within the Settlement Hierarchy. The site is unpopular locally and

Table 19 – Summary of Burghfield Common Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
			other sites within the village are seen as preferable to this one.
<p>BUR008</p> <p>Land adjoining Man's Hill, Burghfield Common</p> <p>315 dwellings (10.5ha at 30dph). Application 14/00962/OUTMAJ for 210 dwellings pending consideration (July 2014)</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects, although there are both a number of positive and negative impacts as a result of development.</p> <p>The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment, as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on sustainability in some of these areas.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site is located on the edge of Burghfield, extending out into the countryside. The site is rural in nature and development would have an impact on the landscape character and the character of the built environment.</p> <p>Development of the whole site is out of keeping with the village's role and function within the settlement hierarchy and other sites within Burghfield Common are considered to be better related to the existing settlement.</p>
<p>BUR011</p> <p>Benhams Farm, Hollybush Lane, Burghfield Common</p> <p>79 dwellings (2.63ha at 30dph)</p>	<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 no significant sustainability issues on this site. The site is close to local services and facilities, with opportunities for walking, cycling and public transport, this has a positive impact on sustainability. Development of the site could lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced. The site is greenfield, and will be likely to increase greenhouse gas emissions, which both have a negative impact on sustainability. Mitigation measures such as good design techniques would help to mitigate this impact.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Development of the site would extend the village to the west, and would not be that well related to the existing settlement, as it would change the character of the existing settlement pattern. Other sites within the village are better related to the existing settlement pattern.</p>
<p>BUR015</p>	<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability</p>	<p>Effect: Predominantly</p>	<p>The site is recommended for allocation for approximately 100</p>

Table 19 – Summary of Burghfield Common Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common 287 dwellings (9.56ha at 30dph)	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.	neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	dwellings. The site is well related to the existing settlement, close to local services and facilities. There are no significant issues on the site.

Site selection summary

The SA/SEAs of the specific sites for Burghfield Common highlighted that all 11 sites assessed in the SHLAA as potentially developable had predominantly neutral effects and none had any significant effects.

BUR005 and BUR008 are not considered suitable for development because they are not as well related to the settlement pattern as other sites in Burghfield Common (for example BUR002, BUR002a, BUR004 and BUR015) and development would extend the village well beyond the existing building line. Furthermore, site BUR008 is rural in nature and development would have an impact on the landscape character and the character of the built environment. Development of the whole site would be out of keeping with the village’s role and function within the settlement hierarchy. This would have a negative impact on the character of the built environment, with a possible negative effect on environmental sustainability. However, careful design and smaller site areas could reduce the impact.

BUR008 lies within an area of surface water flood risk. As highlighted in the table above, flooding has the potential to impact upon all elements of sustainability, and mitigation includes choosing sites that are not at risk of flooding. BUR002, BUR002a, BUR004, BUR005, BUR006, BUR009, BUR011 and BUR015 are not at risk of flooding. There are access concerns with BUR008; however these can be mitigated against by way of road impacts thus reducing the negative environmental effect. It is for these reasons that BUR005 and BUR008 are not recommended for allocation.

BUR006, BUR007 and BUR011 have a number of positive effects – they are well related to the existing settlement and close to local facilities. However development would extend the village to the west, well beyond the existing building line, resulting in a negative impact on the character of the built environment, with a possible negative effect on environmental sustainability. Whilst mitigation could reduce the impact to some degree, to overcome the out of keeping extension to the west, additional sites to the west would need to be found. There is a further negative effect on environmental sustainability due to the presence of protected species on both BUR006 and BUR007 and a wetland on BUR011, although mitigation would reduce the impact. BUR007 is at risk of surface water flooding. It is for these reasons that the sites are considered unsuitable for development and are not being recommended for allocation.

BUR002, BUR002a, BUR004 and BUR015 have been recommended for allocation and have a number of positive impacts in terms of sustainability due to their location close to local services and facilities. All four sites are not at risk of flooding which has a neutral impact upon sustainability. There are potential negative environmental sustainability impacts on all sites in relation to the greenfield nature of the sites. Furthermore, BUR002 and BUR015 have potential negative environmental sustainability impacts as a result of ecology constraints; however mitigation measures can reduce the impacts.

6.2.3.2 Mortimer

Mortimer is one of the two Rural Service Centres within the East Kennet Valley spatial area and will be a focus for development within this area because of the range of services and facilities available.

There is a train station to the east of Mortimer which provides connections to Reading and Basingstoke. The village is served by a regular bus service to Tadley, Burghfield, Mortimer rail station and Reading. There are local wildlife sites immediately north of the settlement boundary and one south of the recreation ground in the centre of the village.

Stratfield Mortimer Parish Council are producing a Neighbourhood Plan.

Seven sites were promoted through the SHLAA process and four of these sites were assessed to be potentially developable within the SHLAA. Two were ruled out through the automatic exclusion part of the site assessment criteria because of TPOs across the whole of site (MOR002) and a poor relationship to the settlement (MOR007). A further site was taken out of the site selection process (MOR004) because it has planning permission. The remaining four sites were considered reasonable alternatives for development and so a SA/SEA was undertaken on these sites to inform the site selection work and the subsequent selection of preferred options.

The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 20 – Summary of Mortimer Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
MOR001 Land at Kiln Lane, Mortimer 151 dwellings (5.04ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site scores positively in terms of the promotion of active, healthy lifestyles and opportunities for walking, cycling or public transport. There is potential for development on the site to have a negative impact on the character of the countryside, but should any development take place mitigation measures would need to be put in place. The site itself is not at risk from flooding, but is adjacent to an area which is at risk from surface water flooding; development without appropriate mitigation	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term.	The site is not recommended for allocation. Other sites within the village are close to local services and facilities. Development of this site would have an impact on the character of the landscape as it is surrounded by countryside on three sites.

Table 20 – Summary of Mortimer Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
	could lead to an increase risk of flooding, with a corresponding negative impact on sustainability.		The site is within FZ1. Additionally, there is an area of surface water flood risk adjacent to the site
MOR005 Land Adjoining West End Road, Mortimer 47 dwellings (1.57ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site scores positively in relation to the promotion of active, healthy lifestyles as it is close to local services and facilities. The southern part of the site is an area of surface water flood risk which could have a negative impact on any development that may take place on the site, without appropriate mitigation provided. There is also a potentially negative impact on biodiversity and geodiversity unless appropriate mitigation is provided.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term.	The site is recommended for allocation. The site is well related to the existing settlement, close to local services and facilities. There are no significant issues on the site. The site is within FZ1. While the site is at risk from surface water flooding, there is no evidence of the site flooding. A FRA would be required, with appropriate mitigation including SUDs.
MOR006 Land to the south of St John's Church of England Schools, Victoria Road, Mortimer 177 dwellings (5.89ha at 30dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. Due to its central location within the village the site scores positively in relation to opportunities for walking and cycling and healthy, active lifestyles. There is potential for flood risk on the site, which could have a negative impact unless appropriate mitigation measures are implemented. Mitigation would also be required in terms of ecology and biodiversity to ensure there would not be a negative impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is located to the south of Mortimer, surrounded by residential development on three sites. Close to local services and facilities within the village. Access issues would need to be resolved.
MOR008	Overall the site is likely to have a neutral effect on sustainability.	Effect:	The site is not recommended for

Table 20 – Summary of Mortimer Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>Land at north east corner of Spring Lane, Mortimer</p> <p>15 dwellings (0.5ha at 30dph)</p>	<p>The SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a number of positive impacts as the site is close to local services and facilities and well related to existing development. The main negative impact of the site is that there is a risk and history of surface water flooding. Mitigation measures could help to reduce this risk. The NPPF sequential test requires that where there are options without a risk of flooding these are considered before sites with a risk of flooding. Development without appropriate mitigation could also have a negative impact on ecology and biodiversity.</p>	<p>Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>allocation.</p> <p>While the site is well related to existing services and facilities and well related to existing development surface water flooding is a concern. There are other sites within the village which do not have the same level of flood risk, or history of flooding which are considered more appropriate for development in line with the sequential approach.</p>

Site selection summary

The SA/SEAs of the specific sites for Mortimer highlighted that all four sites assessed in the SHLAA as potentially developable had predominantly neutral effects and none had any significant effects.

MOR001 was not considered suitable for development because of the impact that development would have upon the character of the landscape, with a possible negative effect on environmental sustainability. For this reason the site was not considered suitable for allocation, particularly because there are sites in Mortimer that would have a lesser impact on the landscape.

The site also has a potential negative effect on environmental sustainability because it is a greenfield site, however all of the potentially developable sites in Mortimer are greenfield.

Whilst development of site MOR008 would not impact upon the landscape and the site is well related to the existing settlement and the local services and facilities contained within it, the site is at risk and has a history of surface water flooding. Flooding has the potential to impact upon all elements of sustainability, and mitigation includes choosing sites that are not at risk of flooding. For this reason, the site is not considered suitable for allocation because there are other sites within Mortimer that are not at risk of flooding.

Sites MOR005 and MOR006 have been recommended for allocation. Both sites are well related to the existing settlement and local services and facilities thus having a positive impact in terms of sustainability. There are potential negative environmental effects for both sites; however the effect can be reduced through mitigation. MOR005 is adjacent to trees that are protected by Tree Preservation Orders (TPOs), and there are TPOs to the west of site MOR006. Appropriate buffers will therefore be required between the trees and any development.

MOR006 is near to a site with Great Crested Newts, so an extended phase 1 habitat survey will be required.

Parts of MOR005 and MOR006 are within areas at risk from surface water flooding – the southern half of MOR005 and two narrow sections of MOR006. There is no evidence of flooding on MOR006, but with appropriate design and mitigation measures, including SUDs, this impact would be minimised.

6.2.3.3 Woolhampton

Woolhampton is one of West Berkshire’s service villages and sits within the East Kennet Valley spatial area. As a service village, Woolhampton is suitable only for a limited amount of development due to the more limited range of services available.

The A4 runs through Woolhampton and there is a railway station within the village. Woolhampton is served by a frequent bus service that runs along the A4 connecting the village with Newbury and Reading.

The River Kennet and the Kennet and Avon Canal runs to the south of Woolhampton, and the area immediately south, west and east of the existing settlement boundary lies within flood zones 2 and 3.

There are a number of important environmental assets within Woolhampton. There are areas of ancient woodland to the north and west of the existing settlement boundary, two Local Wildlife Sites (one to the north of the settlement boundary and a second to the west of the settlement just north of the A4), and two SSSI’s to the south and west of the settlement boundary.

Five sites were promoted through the SHLAA process, and four were assessed to be potentially developable within the SHLAA (site WOOL004 was excluded because the whole of the site falls within flood zone 3 which is grounds for automatic exclusion). A sixth site (WOOL006) was submitted after the initial finalisation of the SHLAA in December 2013, and this was assessed to be potentially developable. A SA/SEA was subsequently undertaken on these five sites to inform the site selection work and detail whether or not the sites are being taken forward as preferred options.

The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 21 – Summary of Woolhampton Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
WOOL001 Land north of Bath Road, Woolhampton	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 no significant sustainability effects on the site, and in many cases development on this site will not have an impact on the sustainability objectives. The proximity of the site to local services and	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley	The site is recommended as an option for allocation (as an alternative to WOOL006). The site is well related to the existing development in Woolhampton, close

Table 21 – Summary of Woolhampton Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
20 dwellings (0.66ha at 30dph)	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 would be required.	Duration: Permanent Timing: Short to Long term	to local services and facilities. There are no significant issues with the site. Potential negative impacts in relation to biodiversity and noise and air pollution, but this can be overcome and neutralised with mitigation measures.
WOOL002 Station Yard, Woolhampton 10 dwellings (0.33ha at 30dph)	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 offering positive effects in terms of sustainability and scores positively in terms of health, active lifestyles and opportunities for walking, cycling and public transport. The site is also previously developed land and development of the site could result in an improvement to the soil quality and general character of the area surrounding the site. However, there are potential negative impacts due to the site's location within flood zone 2 and the proximity to the railway line. Flooding has the potential to impact on all elements of sustainability, and air and noise pollution can impact on environmental and social sustainability. Mitigation measures would need to be considered to reduce the impact.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not considered suitable for allocation. While the site is well related to the existing settlement and close to local services and facilities. Access to the site and the risk of flooding mean that the site is not considered suitable for allocation
WOOL003 Land adjoining Woolhampton allotment, Bath Road, Woolhampton	Overall the site is likely to have a negative effect on sustainability. Overall the site is likely to have a neutral effect on sustainability; however the effect on sustainability with flooding is shown to be significantly negative. There is a history of flooding on the site. Mitigation measures could help to reduce the risk of flooding, but they are unlikely to be able to neutralise the impact. While the site scores positively on healthy, active lifestyles and opportunities for walking, cycling and public transport the risk of flooding outweighs the positive	Effect: Negative Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is not considered suitable for allocation. Most of the site is at risk from flooding, either in flood zone 2 or 3. There is a history of flooding on the site. Other sites within Woolhampton are not at risk from flooding and

Table 21 – Summary of Woolhampton Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
12 dwellings (0.4ha at 30dph)	impacts the site could have. There are other sites within Woolhampton that are not within flood zone 3 that will be considered for development over and above this site.		therefore are considered more suitable sites for allocation in line with the NPPF.
WOOL005 Land adjacent to Victoria Park, Woolhampton 11 dwellings (0.36ha at 30dph)	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site gives opportunities for active, healthy lifestyles due to its proximity to local services and facilities and to the open countryside and canal. The site is well served by public transport, with both bus and train services stopping in the village. All these have a positive impact on sustainability.</p> <p>The location of the site adjacent to the A4 could have a negative impact on social and environmental sustainability. With mitigation and good design this impact could be minimised. The site is also within flood zone 2 and in an area of surface water flood risk, flooding can have a negative impact on all elements of sustainability. Appropriate mitigation can help to reduce this risk, as can considering sites where there is no risk of flooding before those where there is a risk.</p>	<p>Effect: predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not considered suitable for allocation.</p> <p>The site is not immediately adjacent to the settlement boundary and therefore is poorly related to the existing residential area</p>
WOOL006 Land to the north of the A4, Woolhampton 65 dwellings (2.2ha at 30dph)	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is sustainable in terms of access to local services and facilities including the open countryside for supporting an active, healthy lifestyle and access to education and employment. There are opportunities for walking, cycling and public transport. The site's location next to the A4 means that there could be a negative impact on sustainability in relation to air quality and noise pollution, without appropriate mitigation and design. The site is not at risk from flooding which scores neutrally in terms of sustainability.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: East Kennet Valley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended as an option for allocation (as an alternative to WOOL001).</p> <p>The site is well related to the existing settlement, close to local services and facilities.</p> <p>Development of the whole site would be out of keeping with the role and function of the village within the settlement hierarchy.</p> <p>Potential negative impacts in relation</p>

Table 21 – Summary of Woolhampton Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
			to noise and air pollution, but this can be overcome through mitigation measures.

Site selection summary

The SA/SEAs of the specific sites for Woolhampton highlighted that four sites (WOOL001, WOOL002, WOOL005 and WOOL006) had predominantly neutral effects with no significant effects. A fifth site, WOOL003 was appraised to have a negative effect because of a significant risk of flooding on half of the site (Flood Zone 3). Whilst mitigation could help minimise the risk, it would not neutralise the impact. Although there were some positive effects with WOOL005 in relation to healthy, active lifestyles and opportunities for walking, cycling and public transport, the negative effect of the flooding outweighed the positive effects. Officers therefore recommended that WOOL003 was not recommended as a preferred option for allocation, and when discussed with Members at a meeting of Planning Policy Task Group on 6 June 2014, this recommendation was supported.

The main difference that separates out sites WOOL001, WOOL002, WOOL005 and WOOL006 is that WOOL002 and WOOL005 are at risk of flooding (both fall with Flood Zone 2 and WOOL005 also falls within an area at risk of surface water flooding). As highlighted in the table above, flooding has the potential to impact upon all elements of sustainability, and mitigation includes choosing sites that are not at risk of flooding. Both WOOL001 and WOOL006 are not at risk of flooding and this has a neutral impact upon sustainability. The risk of flooding coupled with the lack of access and potential contamination of site WOOL002 and the poor relationship of WOOL005 to the settlement boundary led officers to not recommend sites WOOL002 and WOOL006 for allocation. This recommendation was supported by Members at a meeting of Planning Policy Task Group on 6 June 2014.

Sites WOOL001 and WOOL006 are both recommended as options for allocation. They are both well related to the existing settlement of Woolhampton, and whilst development has the potential to result in negative environmental effects on sustainability for sites WOOL001 and WOOL006, mitigation measures can ensure that any potential negative impacts are reduced or neutralised. Both sites are located in close proximity to the A4 which could result in noise and air pollution without mitigation measures. WOOL001 could potentially have a negative impact on environmental sustainability in terms of biodiversity due to the ancient woodland adjacent to the site. However, the proposals for the site have taken this into account, so it is anticipated that this potential negative impact would be neutralised with mitigation (i.e. 15 metre buffer between development and the ancient woodland).

Members supported the officer recommendation for sites WOOL001 and WOOL006 to be options for allocation at a meeting of Planning Task Group on 6 June 2014.

6.2.4 AONB Spatial Area

6.2.4.1 Bradfield Southend

Bradfield Southend is one of West Berkshire's service villages and sits within the eastern part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). As a service village, Bradfield Southend is suitable only for a limited amount of development due to the more limited range of services available. While there are public transport opportunities within the village, the bus service is two hourly. There is no train station.

The River Pang runs to the south of Bradfield Southend, and the area immediately around the river lies within flood zones 2 and 3. There are a number of environmental assets within Bradfield Southend, with areas of ancient woodland and a Local Wildlife Site south of the settlement.

Five sites were promoted through the SHLAA process, and three were assessed to be potentially developable within the SHLAA (site BRS001 was excluded because of the impact that development would have upon the landscape and BRS002 was excluded because the site could accommodate fewer than 5 dwellings, both of which are grounds for automatic exclusion). A SA/SEA was subsequently undertaken on these three sites to inform the site selection work and detail whether or not the sites are being taken forward as preferred options.

The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 22 – Summary of Bradfield Southend Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>BRS003</p> <p>Land to the north of South End Road, Bradfield Southend</p> <p>45 dwellings (2.24ha at 20dph)</p>	<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>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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a Biodiversity Opportunity Area, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.</p> <p>Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Bradfield Southend is identified as a service village within the Core Strategy Development Plan Document (DPD). As a service village, only a small level of development is required. It is considered that there is a more suitable site in Bradfield Southend for allocation.</p> <p>The site is at risk of surface water flooding and the Parish Council reported standing water on the site in early 2014.</p>

Table 22 – Summary of Bradfield Southend Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
	<p>the impact. Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce the impact. Development of the site also has the potential to negatively impact upon the built character both cumulatively with site BRS004 and on its own, resulting in a potential negative effect on environmental sustainability.</p> <p>In addition, the site is at risk from surface water flooding. Flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact.</p>		<p>If the site was developed alongside BRS004, the linear settlement pattern would be eroded. If developed on its own, it would be very poorly related to the existing settlement.</p>
<p>BRS004</p> <p>Land off Stretton Close, Bradfield Southend</p> <p>12 dwellings (0.58ha at 20dph)</p>	<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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a BOA, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.</p> <p>Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce the impact. Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside site BRS003 and BRS005, the traditional linear settlement character would be lost, this resulting in a potential negative effect.</p> <p>There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site during January/February 2014. Development could impact negatively upon the</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>The site is well related to the existing settlement and would be suitable for a small number of dwellings that would be in keeping with the size and function of Bradfield Southend as a service village.</p>

Table 22 – Summary of Bradfield Southend Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
	landscape, however mitigation measures would reduce minimise any impact.		
<p>BRS005</p> <p>Land at Crackwillow, Cock Lane, Bradfield Southend</p> <p>38 dwellings (1.9ha at 20dph)</p>	<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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a BOA, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.</p> <p>Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce the impact. Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside sites BRS003 and BRS004, the linear settlement character would be lost, thus resulting in a potential negative effect.</p> <p>There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site in January/February 2014. There is also a potential negative impact in relation to the impact of development upon the AONB.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site may be suitable for a small number of dwellings, but would be too small to allocate.</p>

Site selection summary

The SA/SEAs of the specific sites for Bradfield Southend highlighted that all three sites assessed in the SHLAA as potentially developable had predominantly neutral effects and none had any significant effects.

As Bradfield Southend is in the AONB the impact on the landscape is critical. A Landscape Character Assessment has advised of mitigation/enhancement measures to ensure that the negative impact on the character of the AONB, and consequential negative impact on environmental sustainability, is minimised. Mitigation measures include reducing the area that is acceptable for development. For site BRS005, the area now considered as acceptable for development is too small to allocate.

A Landscape Character Assessment has advised that the development of both BRS003 and BRS004 would erode the traditional linear pattern of development in Bradfield Southend therefore resulting in a potential negative effect on environmental sustainability. Nonetheless, because Bradfield Southend is identified as a rural service village, there is only the need for a limited amount of development, so there is only the need to develop both BRS003 and BRS004. The Landscape Character Assessment also advises that if BRS003 was developed on its own (i.e. BRS004 remained undeveloped), it would be very poorly connected to the rest of the village.

BRS003 is at risk of surface water flooding and there was evidence of this in early 2014. Flooding has the potential to impact upon all elements of sustainability, and mitigation includes choosing sites that are not at risk of flooding. BRS004 is not within an area at risk of flooding, standing water was reported on the site in early 2014.

BRS004 is recommended for allocation because it is well related to the existing settlement and would be suitable for a small number of dwellings that would be in keeping with the size and function of Bradfield Southend as a service village.

6.2.4.2 Chieveley

Chieveley is a service village within the North Wessex Downs AONB. A limited amount of development, to meet local needs and maintain vibrant, balanced communities within their own sense of identity is required through the Core Strategy. The village is located to the north west of the junction 13 of the M4, with the A34 passing to the east of the village.

There are no water courses running through the village, with the whole village in flood zone 1. Small areas of the village are within a surface water flood risk area, and there is anecdotal evidence of highway flooding within the village.

The centre of the village is within a conservation area.

29 sites were submitted through the SHLAA, six of which were assessed as potentially developable. Those sites assessed as not currently developable in the SHLAA are as a result of the landscape assessment work indicating that development would not be acceptable as it would cause harm to the AONB. Of the potentially developable sites two were ruled out at the automatic exclusion stage of the site assessment process. CHI015 on landscape grounds and CHI016 as the development potential was considered too small to allocate. The remaining four sites were considered as reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options.

The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 23 – Summary of Chieveley Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
CHI001	Overall the site is likely to have a neutral effect on sustainability.	Effect:	The site is not recommended for

Table 23 – Summary of Chieveley Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>The Colt House, Green Lane, Chieveley</p> <p>5 dwellings (0.24ha at 20dph)</p>	<p>The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is within easy walking distance of the village core in a residential area on the edge of the village, which gives a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is within the AONB, and without appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.</p>	<p>Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Chieveley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>allocation.</p> <p>Green Lane is rural in nature with large detached housing along it. A development of 5 houses would be out of keeping with the character of the area.</p> <p>The site could be considered as part of the settlement boundary review.</p>
<p>CHI007</p> <p>Land north of Manor Lane</p> <p>28 dwellings (1.42ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village, giving a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on greenfield land and could have an impact on the local green infrastructure. The site is in the AONB, without appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Chieveley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>The site is well related to Chieveley, at the centre of the village with good access to local services and facilities.</p>
<p>CHI010</p> <p>Land adjacent to Coombe Cottage, High Street, Chieveley</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects</p> <p>The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village and give a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on greenfield land and could have an impact on the local green infrastructure, with a negative impact on</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Chieveley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>The site is related to Chieveley, at the centre of the village with good access to local services and facilities.</p> <p>The site could be considered as part of the settlement boundary review.</p>

Table 23 – Summary of Chieveley Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
	environmental sustainability without appropriate mitigation measures. Without appropriate landscape mitigation measures there could be a negative impact on environmental sustainability as a result of the site being in the AONB. The site is at risk from surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.		
CHI017 The Old Stables, Green Lane, Chieveley	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects</p> <p>The site is within easy walking distance of the village core in a residential area on the edge of the village, giving a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is a residential garden and therefore classified as greenfield land and the location within the AONB could lead to a negative impact on environmental sustainability unless appropriate landscape mitigation measures are provided.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Chieveley</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Green Lane is rural in nature with large detached housing along it. A development of 5 houses would be out of keeping with the character of the area.</p> <p>The site could be considered as part of the settlement boundary review.</p>

Site Selection Summary

The SA/SEA for all sites should that all sites will have a predominantly neutral effect on sustainability. None of the sites are shown to have any significant sustainability impacts.

As Chieveley is in the AONB the impact on the landscape is critical. All sites have been assessed through a Landscape Assessment which says that development, subject to appropriate mitigation measures, would be acceptable. Without the mitigation measures development could have a negative impact on environmental sustainability.

CHI001 and CHI017 have not been recommended for allocation due to the potential negative impact on the character of the built environment and subsequent negative impact on environmental sustainability. Existing development along Green Lane is linear in character and made up of large detached homes. Development would need to be in keeping with the existing development to avoid a negative impact on sustainability. While the sites are not being recommended for allocation, they could be considered as part of the settlement boundary review.

CHI010 and CHI007 are located at the centre of Chieveley village, opposite and next to the village hall. They have a number of positive sustainability impacts due to their location. Both have potential for a negative impact on environmental sustainability due to the location within the AONB, but with the appropriate mitigation measures this impact should be neutralised, and CHI010 is within a surface water flood risk area, which would required mitigation to ensure no negative impacts on sustainability occurred. Both sites have been recommended for allocation, although CHI010 could be considered as part of the settlement boundary review.

6.2.4.3 Compton

Compton is a service village located in the AONB. It is a historic village with medieval origins. There is a conservation area, and many listed buildings.

Compton has an ‘opportunity site’ in the form of the Pirbright Institute which is expected to close shortly and come forward for mixed use development during the plan period. Redeveloping the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability. This means that Compton has a greater level of growth than would normally be expected in a service village. The village is reasonably well served with facilities for its size, having a primary and secondary school, a pub and shop and a number of social facilities. Compton is located close to both the M4 and A34 corridors running east west and north south. However the local roads are rural and not suitable for heavy traffic.

Parts of Compton lie within Flood Zones 2 and 3 and are therefore unsuitable for development. There are additional issues of groundwater and surface water flooding and the village was badly affected during the February 2014 floods.

12 sites were promoted through the SHLAA process, Two of the sites assessed as not currently developable in the SHLAA are as a result of poor proximity to Compton. A further two are within the settlement boundary. One was ruled out on Landscape and scale grounds and a further two on flooding grounds. The remaining five sites were considered reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 24 – Summary of Compton Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
COM001 Land to the East of Yew Tree Stables 27 dwellings (1.36ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle. The landscape assessment has concluded that development could be accommodated on part of the site subject to mitigation/enhancement	Effect: Predominantly neutral Likelihood: High Scale: AONB Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. COM004 is the only site to be allocated in Compton, and it provides the opportunity to redevelop a brownfield site. The site is significantly larger than would normally be expected for a Service Village and therefore, no other sites

Table 24 – Summary of Compton Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
	<p>measures. The Scheduled Monument adjacent to the site means that further archaeological investigation would be required, and the impact of the Scheduled Monument would need to be taken into account in any development proposal.</p> <p>The site is at risk from groundwater flooding and mitigation measures would be required.</p>		will be allocated within the village.
<p>COM004</p> <p>Pirbright Institute, High Street, Compton, RG20 7NN</p> <p>140 dwellings (7ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA highlights significant positive sustainability effects in terms of redeveloping a large area of previously developed land.</p> <p>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.</p> <p>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.</p> <p>Redevelopment of the site in accordance with the adopted SPD 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 open downland the landscape impact of any redevelopment is vitally important. The SPD and Landscape Assessment for the site demonstrate that excluding certain areas from development could make a positive contribution to the landscape character.</p> <p>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</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: North Wessex Downs AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation.</p> <p>Development on this site would provide the opportunity to develop a brownfield site, which would otherwise become derelict. There would also be an opportunity to rectify any contaminated land issues and enhance the site's setting within the AONB and village.</p>

Table 24 – Summary of Compton Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
	of the developable area of the site and the promoters of the site have said this area will not be built on.		
COM010 Land to the west of Churn Road, Compton 13 dwellings (0.67 ha at 20dph)	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.</p> <p>The site's location within the AONB could have an impact on the landscape and therefore a Landscape Assessment would be required. The site is at risk from groundwater as part of it lies within a groundwater Emergence Zone. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: NWD</p> <p>AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>COM004 is the only site to be allocated in Compton, and it provides the opportunity to redevelop a brownfield site. The site is significantly larger than would normally be expected for a Service Village and therefore, no other sites will be allocated within the village.</p>
COM011 Land to the north of Ilsley Road 10 dwellings (0.52ha at 20dph)	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.</p> <p>The site's location within the AONB could have an impact on the landscape and therefore a Landscape Assessment would be required. The site is at risk from groundwater. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: NWD</p> <p>AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>COM004 is the only site to be allocated in Compton, and it provides the opportunity to redevelop a brownfield site. The site is significantly larger than would normally be expected for a Service Village and therefore, no other sites will be allocated within the village.</p>
COM012 The	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability</p>	<p>Effect: Predominantly</p>	<p>The site is not recommended for allocation.</p>

Table 24 – Summary of Compton Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Paddocks, east of Roden House, Wallingford Road	<p>effects.</p> <p>Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.</p> <p>The greenfield status of the site as well as the site's location within the AONB could have a negative effect on environmental sustainability.</p> <p>The site is at risk from groundwater flooding and mitigation measures would be required.</p>	<p>neutral</p> <p>Likelihood: High</p> <p>Scale: NWD</p> <p>AONB</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>COM004 is the only site to be allocated in Compton, and it provides the opportunity to redevelop a brownfield site. The site is significantly larger than would normally be expected for a Service Village and therefore, no other sites will be allocated within the village.</p>

Site selection summary

The SA/SEA of COM004 shows that it will have significant positive sustainability effects. This is because development of the site will result in the redevelopment of a large previously developed site, thereby having a significant positive impact on environmental sustainability. Redevelopment of the site in accordance with the adopted SPD will have further benefits for environmental sustainability, including making a positive contribution to landscape character. Consultation with the Parish Council has shown that the allocation of the site would be supported. An allocation of this scale means that there is not a requirement to make additional allocations in the service village of Compton, which would normally only be suitable for a more limited amount of development.

The SA/SEA of the remaining sites (COM001, COM010, COM011 and COM012) sites shows that all sites will have a predominantly neutral effect on sustainability. No sites are shown to have any significant sustainability impacts. Mitigation would be required at COM001, COM010, COM011 and COM012 to address flood risk from groundwater flooding which would have a significant impact on all aspects of sustainability. With the allocation of COM004, there is no requirement for any additional allocation in Compton.

6.2.4.4 Hermitage

Hermitage is one of West Berkshire's service villages within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is in a rural location but close to both the M4 and A34 corridors running east west and north south. As a service village, Hermitage is suitable only for a limited amount of development due to the more limited range of services available.

While there are public transport opportunities within the village, the bus service is intermittent. There is no train station.

No water courses run through the village, so there is no risk of fluvial flooding. There are, however, areas at risk of surface water flooding across the village.

There are a number of environmental assets within Hermitage, with areas of ancient woodland to the west of the settlement and Local Wildlife Sites to the west, north and south.

12 sites were promoted through the SHLAA process, and five were assessed to be potentially developable within the SHLAA. Five sites were excluded because inappropriate in scale to the role and function of the settlement hierarchy (HER010, HER012, HER013, HER014, HER015) which is a ground for automatic exclusion. A further two sites were taken out of the site selection process due to the site having planning permission (HER003) and being too small to allocate (HER007).

A SA/SEA was subsequently undertaken on the sites to inform the site selection work and detail whether or not the sites are being taken forward as preferred options.

The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 25 – Summary of Hermitage Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
HER001 Land off Charlotte Close, Hermitage 16 dwellings (0.8ha at 20 dph)	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 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. The site is in close proximity of open countryside to help promote a healthy active lifestyle. There are potential negatives due to the site being at risk from surface water flooding and part of the site being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.	Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is well related to the existing settlement. Landscape assessment indicates development would be acceptable subject to mitigation measures ensuring the protection of existing landscape features. The site is at risk from surface flooding and a small part of the site is within a Critical Drainage Area; nonetheless, the Core Strategy requires the use of SuDS techniques in new developments.
HER004	Overall the site is likely to have a neutral effect on sustainability,	Effect:	The site is not recommended for

Table 25 – Summary of Hermitage Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>Land to the south east of Old Farm House, Hermitage</p> <p>14 dwellings (0.72ha at 20 dph)</p>	<p>and the SA/SEA does not highlight any significant sustainability effects.</p> <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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.</p> <p>There are potential negatives due to the site being at risk from surface water flooding and being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p>	<p>Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>allocation.</p> <p>Landscape assessment indicates that site is part of open gateway to Hermitage from the south.</p> <p>Development on the whole site would be unacceptable, but a small area to the north east of the site would be acceptable if developed together with HER001 (the area of land between the public house and the access off Lipscomb Road).</p>
<p>HER009</p> <p>Land north of Hermitage Primary School, Hampstead Norreys Road, Hermitage</p> <p>28 dwellings (1.4ha at 20 dph)</p>	<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 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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.</p> <p>There are potential negatives due to the site being at risk from surface water flooding and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Landscape assessment indicates that the site is locally prominent but there is development potential on part of the site.</p> <p>Adjacent to settlement boundary with loose development to the north, south and west.</p> <p>Not as well related to the settlement pattern as HER001.</p>
<p>HER011</p> <p>Land north of Manor</p>	<p>Overall the site is likely to have a neutral effect on sustainability, however the SA/SEA highlights a significant sustainability effect as a result of the impact that development would have upon the character of Oare.</p>	<p>Effect: Predominantly neutral with one significantly</p>	<p>The site is not recommended for allocation.</p> <p>Development of the site would lead to</p>

Table 25 – Summary of Hermitage Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Lane, Hermitage 12 dwellings (0.58ha at 20dph)	<p>There are potential negatives due to the sites location within the AONB and the proximity to the M4 motorway. Development has the potential to impact upon environmental sustainability. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p> <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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.</p>	<p>negative effect Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term</p>	<p>significant changes to the character of Oare as the village is not seen as part of Hermitage. The proximity of the site to the M4 is likely to result in noise impacts</p>
HER016 Land east of Hampstead Norreys Road, Hermitage 8 dwellings (0.4ha at 20 dph)	<p>Overall the site is likely to have a predominantly neutral effect on sustainability.</p> <p>There are potential negatives due to the sites location within the AONB, the relationship of the site to the existing settlement boundary and the proximity to the M4 motorway. Development has the potential to impact upon environmental sustainability. Development therefore has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.</p> <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. The site is in close proximity of open countryside to help promote a healthy active lifestyle</p>	<p>Effect: Predominantly negative Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site is poorly related to Hermitage and the proximity of the site to the M4 is likely to result in noise impacts.</p>

Site selection summary

The SA/SEAs of the specific sites for Bradfield Southend highlighted that all three sites assessed in the SHLAA as potentially developable had predominantly neutral effects and none had any significant effects.

As Hermitage is in the AONB the impact on the landscape is critical. A Landscape Character Assessment has advised of mitigation/enhancement measures to ensure that the negative impact on the character of the AONB, and consequential negative impact on environmental sustainability, is minimised for sites HER001, HER004 and HER009. Mitigation measures include reducing the area that is acceptable for development. For site HER004, only a small area is suitable for development, however the site forms part of the open gateway to Hermitage from the south.

Sites HER001, HER004 and HER009 are all at risk of surface water flooding. Flooding has the potential to impact upon all elements of sustainability, and mitigation includes choosing sites that are not at risk of flooding. Whilst sites HER011 and HER016 are not at risk of flooding, their proximity to the M4 motorway has the potential to have a negative impact on environmental sustainability. Furthermore, these two sites are poorly related to Hermitage and in the case of HER011, would result in significant environmental sustainability effect due to the impact that development would have on the character of Oare. It is for these reasons that HER011 and HER016 are considered unsuitable for development and are not being recommended for allocation.

Because Hermitage is identified as a rural service village, there is only the need for a limited amount of development. There is therefore not the need to develop sites HER001, HER004 and HER009 together. It is considered that HER001 is better related to the settlement than HER009, and is therefore being recommended for allocation. Site HER004 has been ruled out because, as aforementioned, the site forms part of the open gateway to Hermitage from the south.

6.2.4.5 Hungerford

Hungerford is a rural service centre within the North Wessex Downs AONB. The Core Strategy sets out that in the western part of the AONB development will be focused in Hungerford, as it is the most sustainable rural service centre. Hungerford performs a significant role for a large catchment area. The town centre has a wide range of services and facilities and there are good transport connections. There are a number of local bus services and a mainline train station with services to Newbury, Reading and London Paddington as well as to the west. The A4 runs to the north of the town and the M4 junction lies approximately 3 miles north of Hungerford. The village of Eddington lies immediately to the north of Hungerford adjacent to the A4 Bath Road.

A number of watercourses flow through Hungerford, with the Kennet and Avon Canal running through the north of the town, and the River Dun to the north west of the town reaching its confluence with the River Kennet to the east of the town. The areas immediately adjacent to these water courses are within flood zone 2 or 3. Much of the land to the north, east and west lies within a groundwater emergence zone.

There are a number of important environmental and heritage assets within Hungerford. Two SSSIs run along the Rivers Dun and Kennet, with a number of local wildlife sites to the north east of the town. Hungerford Common lies to the east of the town. The town centre and the centre of Eddington village lie within conservation areas with a number of listed buildings.

Twenty four sites were identified in the SHLAA and fifteen were assessed as potentially developable. An additional site was submitted after the publication of the SHLAA in December 2013 and this was assessed as potentially developable. Of these, 6 were ruled out through the automatic exclusion part of the site assessment criteria, because they were either within the existing settlement boundary, were Protected Employment Areas or

Landscape Assessment work indicated an unacceptable impact on the AONB. The remaining 11 sites were considered reasonable alternatives for development and an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 26 – Summary of Hungerford Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>HUN001</p> <p>Rear of Westbrook Farmhouse, Smitham Bridge Road</p> <p>26 dwellings (1.31 ha at 20dph)</p>	<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 well located for services, employment and public transport options. There are 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. There are public transport options in Hungerford and the site is within walking distance of the railway station. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Water voles are present in the eastern ditch but could be protected with mitigation. The site is located within a groundwater and surface water flooding area. Flood zones 2 and 3 are present along the eastern boundary.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>There is potential to consider a more comprehensively planned development along with HUN008, should this become available following review of Protected Employment Areas.</p> <p>The site is located partly within flood zone 2 and 3 and is subject to a risk from groundwater and surface water flooding. Environment Agency advice is not to allocate for development.</p>
<p>HUN003</p> <p>Hungerford Veterinary Centre, Bath Road, Hungerford</p> <p>5 dwellings (0.25ha at 20dph)</p>	<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 reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land being part of the grounds of the Veterinary Centre. All of this means that there would be a positive impact on sustainability.</p> <p>A landscape assessment has concluded that the development could be</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>This site is recommended for inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington.</p>

Table 26 – Summary of Hungerford Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
	accommodated subject to mitigation/enhancement measures. Any development would require careful design to respect the site's semi-rural location opposite the Kennet Valley and its role as a part of the gateway to Hungerford. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.		
HUN005 Folly Dog Leg Field 49 dwellings (2.45ha at 20dph)	<p>Overall the site is likely to have a neutral/negative effect on sustainability.</p> <p>If the whole site were to be developed there could be a significant negative effect. The landscape sensitivity assessment shows that it would not be appropriate to develop this entire site and any development would need to be limited to the area to the north of the existing development on the A4, rather than extending development eastwards.</p> <p>The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.</p>	<p>Effect: Predominantly neutral and negative</p> <p>Likelihood: High</p> <p>Scale: AONB spatial area</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>This site to be considered as an option for allocation in the DPD. Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p> <p>The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.</p> <p>The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.</p>
HUN006 Land at Eddington, Hungerford	<p>Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.</p> <p>The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB</p>	<p>This site to be considered as an option for allocation in the DPD. Sites at Eddington are considered an alternative to a site to the south of Hungerford.</p>

Table 26 – Summary of Hungerford Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
9 dwellings (0.42ha at 20dph)	Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside.. All of this means that there would be a positive impact on sustainability. The landscape sensitivity assessment points out that the views from Hungerford Common could be impacted and that mitigation in the form of tree planting and retention of the existing tree boundary would be needed.	spatial area Duration: Permanent Timing: Short to Long term	The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to appropriate mitigation measures. The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.
HUN007 Land east of Salisbury Road 101 dwellings (5.1ha at 20dph)	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. 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 landscape impact assessment of development on this site shows that it would not be appropriate to develop this entire site, and any design would need to incorporate the suggested mitigation.	Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term	Northern part of the site is recommended as an option for allocation in the DPD. Site is considered an alternative to the sites at Eddington. The site is well located for access to facilities and services in Hungerford, particularly to schools. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.
HUN015 Land at Bath	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.	Effect: Predominantly neutral	This site is recommended for inclusion within the settlement boundary. Sites at Eddington are

Table 26 – Summary of Hungerford Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Road, Eddington 7 dwellings (0.33ha at 20dph)	The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. Development would need careful design in accordance with the recommendations of the Landscape Sensitivity Assessment.	Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term	considered an alternative to a site to the south of Hungerford. The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington. Given the scale of potential development it is recommended that inclusion within the settlement boundary could be more appropriate than allocation.
HUN020 Hungerford Garden Centre, Bath Road, Hungerford 17 dwellings (0.86ha at 20dph)	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land and there are opportunities for sensitive design to reduce the current visual impacts on this prominent part of the gateway along the A4 into Hungerford. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.	Effect: Predominantly neutral Likelihood: High Scale: AONB spatial area Duration: Permanent Timing: Short to Long term	This site to be considered for allocation or inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford. The site is reasonably well located for services, employment and public transport options. The site is previously developed land. The landscape assessment states that little harm to the AONB would be created by developing this site, and there is potential for reducing the current visual impact.
HUN021 Five Bar and	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site.	Effect: Predominantly neutral	The site is recommended to be included within revised settlement boundary.

Table 26 – Summary of Hungerford Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Grill / The Lamb, Charnham Street, Hungerford 7 dwellings (0.33ha at 20dph)	The site is well located for services, employment and public transport options, although educational facilities are to the south of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which gives a positive sustainability impact. The site is at risk from surface water and groundwater flooding, although with suitable mitigation the potential negative sustainability impact should be minimised.	Likelihood: High Scale: AONB - Hungerford Duration: Permanent Timing: Short to Long term	The site is small and development has already taken place on the part of the site within the settlement boundary. The site is close to local services and facilities in the centre of Hungerford.
HUN022 Land to the west of Salisbury Road, Hungerford 53 dwellings (2.63ha at 20dph)	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. 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 which give a positive impact on sustainability. The landscape assessment indicates that only part of the site would be suitable for development and a number of mitigation measures would be required to ensure development did not have a negative impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: High Scale: AONB - Hungerford Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation
HUN028 Land south of Chilton Way, Hungerford 76 dwellings (3.78ha at 20dph)	Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. 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 which give a positive impact on sustainability. The site is located in the AONB; without development in line with the	Effect: Predominantly neutral Likelihood: High Scale: AONB - Hungerford Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation

Table 26 – Summary of Hungerford Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
	recommendations in the landscape assessment there would be a negative impact on environmental sustainability. The site is not located adjacent to the settlement boundary, meaning without other sites being developed the development of this site would have a negative impact on environmental sustainability. The site is within a groundwater emergence zone. Mitigation measures would be required to ensure there would not be a negative impact on all elements of sustainability.		

Site selection summary

The SA/SEA highlights that of the 11 sites considered most had a predominantly neutral effect on sustainability. A number of sites (HUN005, HUN007, HUN022, HUN026) would have a significant environmental impact if the whole site that was proposed were to be developed. The Landscape Sensitivity Assessment has indicated that only parts of these sites would be suitable without harm to the landscape of the AONB.

A number of sites were submitted adjacent to Eddington. Though these are not as well related to Hungerford as sites adjacent to the town itself, and have potential negative noise and air quality impacts from the proximity to the A4, it was considered that they presented a potential option for the growth of Hungerford. Concern had been expressed that sites further south would impact considerably more on traffic levels through the town centre.

The other potential options for growth are to the west or to the south. HUN001, to the west was not a favoured option. Part of the site is located within flood zone 2 and 3 and Environment Agency advice was not to allocate for development. It was also considered that there could be potential to plan a comprehensive development should site HUN008 become available following a review of Protected Employment Areas. HUN026 is not recommended on landscape grounds and because it would be poorly related to the settlement pattern without development of other adjacent sites.

To the south of Hungerford site HUN007 is better related to schools and facilities than HUN022 and therefore has been recommended as an alternative option to sites to the north at Eddington. This site is well related to facilities, particularly schools and the landscape impact could be mitigated with a potential beneficial effect in softening the southern edge of Hungerford.

6.2.4.6 Kintbury

Kintbury is a service village located in south west West Berkshire, within the AONB. A limited amount of development, to meet local needs and maintain vibrant, balanced communities with their own sense of identity is required through the Core Strategy. The village is located just south of the A4. There is a railway station to the south of the village with links to Newbury, Reading and London to the east and Bedwyn to the west.

The river Kennet and the Kennet and Avon canal flow to the south of the village, but the flood zones travel north of the river away from the village itself. The SSSI follows the river Kennet again to the south of the village. The majority of the village is within a groundwater emergence zone, with small areas within surface water flood risk areas. The southern part of the village is within a conservation area.

14 sites were promoted through the SHLAA process, nine of which were assessed as potentially developable. Those sites assessed as not currently developable in the SHLAA are as a result of the landscape assessment work indicating that development would not be acceptable as it would cause harm to the AONB. Of the potentially developable sites, one site was ruled out through the automatic exclusions part of the assessment criteria (KIN006, due to development potential of less than 5). The remaining eight sites were considered reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 27 – Summary of Kintbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>KIN004</p> <p>Kintbury Park Farm, Irish Hill Road, Kintbury</p> <p>18 dwellings (0.89ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to existing services and facilities within Kintbury with opportunities for walking and cycling and healthy active lifestyles, giving a positive impact on sustainability. The impact on the landscape could have a negative impact on environmental sustainability. Significant landscape mitigation measure would be required which significantly reduce the area suitable for development. The site is within a groundwater emergence zone, with potential for groundwater flooding which could lead to a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Kintbury</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Development here would have an impact on the rural character of this area. Only a very small area of the site is acceptable for development in landscape terms.</p> <p>Other sites in Kintbury are considered to be more appropriate for development.</p>
<p>KIN006</p> <p>Land east of Layland Green, Kintbury</p> <p>4 dwellings (0.2ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is within the AONB close to a site with great crested newts, there is potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: High</p> <p>Scale: AONB - Kintbury</p> <p>Duration: Permanent</p> <p>Timing: Short to Long term</p>	<p>The site is recommended for allocation as part of a wider allocation with KIN007.</p> <p>The site is well related to the existing settlement and local services and facilities.</p>

Table 27 – Summary of Kintbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>KIN007</p> <p>Land east of Layland Green, Kintbury</p> <p>9 dwellings (0.44ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is within the AONB close to a site with great crested newts, there is potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term</p>	<p>The site is recommended for allocation as part of a wider allocation with KIN006.</p> <p>The site is well related to the existing settlement and local services and facilities.</p>
<p>KIN008</p> <p>Land to the east of Layland Green and south of Holt Road, Kintbury</p> <p>13 dwellings (0.64ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. 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 and cycling, which give a positive impact on sustainability. The site is within the AONB, the landscape assessment indicates that only a small part of the site would be suitable for development without a significant impact on the character of the landscape and therefore, have a negative impact on environment sustainability. Mitigation measures would be required on the small area of the site to ensure there wasn't a negative impact on sustainability. The site is at risk from ground and surface water flooding, without appropriate mitigation this would have a negative impact on all elements of sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>Only a very small area of the site is suitable for development in landscape terms. The site would need to be developed alongside other sites to improve its relationship to the existing settlement and gain access. Other sites in Kintbury are considered more appropriate for development.</p>
<p>KIN009</p> <p>Land to the east of Layland Green, Kintbury</p> <p>16 dwellings (0.8ha at 20dph)</p>	<p>Overall the site is likely to have a neutral effect on sustainability. 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 and cycling, giving a positive impact on sustainability. The site is located in the AONB close to a site with great crested newts, without appropriate mitigation measures development could have a negative impact on environmental sustainability. The site is at risk from groundwater flooding. Flood risk can have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.</p>	<p>Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term</p>	<p>The site is not recommended for allocation.</p> <p>The site would need to be allocated and developed as part of a wider allocation to improve the site's relationship to the existing settlement. Development of a larger group of sites would be out of keeping with the role and function of Kintbury as a service village.</p>

Table 27 – Summary of Kintbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
KIN011 Land adjoining The Haven, Kintbury 22 dwellings (10.8ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is in the AONB and close to a great crested newt site. Without mitigation measures development would lead to a negative impact on environmental sustainability. The site is in a groundwater emergence zone, therefore there is potential for groundwater flooding. Flooding can have a negative impact on all elements of sustainability unless mitigation measures are provided.	Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Significant concerns about the traffic impact of development on the highway network
KIN015 Land to the east of Layland Green, Kintbury 29 dwellings (1.4ha at 20dph)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities, with opportunities for walking and cycling which give a positive impact on sustainability. The site is located within the AONB, the landscape assessment indicates that part of the site would be suitable for development as long as the mitigation measures set out are adhered to, without these mitigation measures there could be a negative impact on environmental sustainability. The site is poorly related to the existing settlement pattern unless other sites were developed, giving a negative impact on environmental sustainability. The site is also in a surface water flood risk area. With appropriate mitigation measures the potential negative impact on all elements of sustainability should be reduced.	Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is poorly related to the existing settlement without other sites being developed. Development of this, with other sites, would be out of keeping with the role and function of Kintbury as a service village.
KIN016 Land at Deane, Inkpen Road, Kintbury	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects The site is close to local services and facilities, with opportunities for walking and cycling, giving a positive impact on sustainability. There is concern over traffic impact on road safety, which without mitigation measures could have a negative impact on all element of sustainability. The site is located in the AONB and close to a great crested newt site,	Effect: Predominantly neutral Likelihood: High Scale: AONB - Kintbury Duration: Permanent	The site is not recommended for allocation. Significant concerns about the traffic impact of development on the highway network

Table 27 – Summary of Kintbury Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
18 dwellings (0.9ha at 20dph)	without appropriate mitigation measures development could lead to a negative impact on environmental sustainability.	Timing: Short to Long term	

Site selection summary

The SA/SEA of the specific sites shows that all sites will have a predominantly neutral effect on sustainability. No sites are shown to have any significant sustainability impacts.

As Kintbury is in the AONB the impact on the landscape is critical. A number of sites have had their development potential reduced to take into account the area of the site considered appropriate for development in landscape terms. The developable area for KIN004, KIN008 KIN015 have significantly reduced to ensure that development would not have negative impact on the character of the AONB, and consequential negative impact on environmental sustainability.

KIN004 is not considered suitable for development as development, even within the area designated as acceptable in landscape terms would change the character of the built environment, but developing on the opposite side of Irish Hill Road to existing residential development. The SA/SEA indicates that development could have a negative impact on environmental sustainability and so the site has not been recommended for allocation.

The acceptable developable area of KIN015, KIN009 and KIN008 themselves are poorly related to the existing residential development, without additional sites being developed. This would have a negative impact on the character of the built environment, with a possible negative effect on environmental sustainability. Development of additional sites to link these two sites to the existing settlement would result in development not in keeping with the role and function of Kintbury as a service village.

KIN016 and KIN011 have a number of positive impacts in terms of sustainability due to their location close to local services and facilities. However, there are significant highways concerns regarding access to the sites and the impact of development of the highway network. This means that these sites are not considered appropriate for development.

KIN006 and KIN007 have been recommended for allocation as a single allocation. The sites are well related to the existing settlement, close to local services and facilities. The only potential negative sustainability impact is due to the site's location within the AONB, which with mitigation measures could be reduced.

6.2.4.7 Lambourn

Lambourn is a rural service centre within the North Wessex Downs AONB. It serves a more local catchment than Hungerford and there is particular emphasis on the needs of the equestrian industry. The Core Strategy states that more limited development than at Hungerford will take place due the

town's comparatively smaller district centre and relative remoteness. There are limited public transport opportunities, with a 2 hourly bus service linking Lambourn to Newbury. There is also an intermittent link to Swindon Railway Station.

The River Lambourn runs through the town but only a very limited area along the watercourse is within flood zones 2 or 3. Much of Lambourn, however, lies within a groundwater emergence zone.

There are a number of important environmental and heritage assets within Lambourn and its vicinity. The River Lambourn is a designated SSSI. The core of the town lies within a conservation area with a number of listed buildings.

Eleven sites were identified in the SHLAA and five were assessed as potentially developable. These were considered reasonable alternatives for development and an SA/SEA was undertaken for these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 28 – Summary of Lambourn Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
LAM002A Land at Meridian House and Stud, Greenways, Lambourn 26 dwellings (1.3ha at 20dph)	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 well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the site's location in the AONB. As long as appropriate mitigation measures are introduced in line with the Landscape Assessment the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.	Effect: Predominantly neutral Likelihood: High Scale: AONB - Lambourn Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. Concern over traffic impact and access mean that other sites within the village are considered more appropriate for development.
LAM005 Land adjoining Lynch Lane, Lambourn 56 dwellings	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 well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the site's location	Effect: Predominantly neutral Likelihood: High Scale: AONB - Lambourn Duration: Permanent	Site is recommended for allocation (excluding the area of the site at risk from flooding). The site is well related to existing services and facilities within Lambourn. Development can take place on the site without needing to

Table 28 – Summary of Lambourn Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
(2ha at 20dph)	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 Assessment, the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.	Timing: Short to Long term	develop the area of the site within the flood zone
LAM007 Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive, Lambourn 24 dwellings (1.2ha at 20dph)	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 well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to environmental sustainability due to the site's location in the AONB. Mitigation measures in line with the Landscape Assessment should reduce this impact.	Effect: Predominantly neutral Likelihood: High Scale: AONB - Lambourn Duration: Permanent Timing: Short to Long term	Site is recommended for allocation. The site is located close to local services and facilities within Lambourn
LAM009 Land east of Hungerford Hill, Lambourn 30 dwellings (1.5ha at 20dph)	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 well related to local services and facilities within the village, including the countryside, which should have a positive impact on sustainability. There are concerns over road safety, which could have a negative impact on all elements of sustainability unless improvements are made to the highway network. This does also limit opportunity for encouraging walking and cycling, which could reduce the sustainability of the site. While the site itself is not at risk from flooding, flood risk within the village is an issue and development here would need to have appropriate SUDs to ensure that development did not lead to worsening flooding elsewhere, as this would have a negative impact on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: AONB - Lambourn Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site is steeply sloping with potential access and road safety issues. Other sites within the village are considered to have less of an impact on the landscape and built environment.

Table 28 – Summary of Lambourn Sites SA/SEA

Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
LAM013 Windsor House Paddocks, Lambourn 42 dwellings (2.1ha at 20dph)	Overall the site is likely to have a negative effect on sustainability as the SA highlights significant flood risk There is a significant risk of flooding on this site, which could impact negatively on all aspects of sustainability. Mitigation could be considered, but much of the flood risk and history of flooding is a result of groundwater flooding. There are no other significant issues on this site, but the risk of flooding outweighs the other positive factors on the site.	Effect: Predominantly negative Likelihood: High Scale: AONB - Lambourn Duration: Permanent Timing: Short to Long term	The site is not recommended for allocation. The site suffers from significant flooding, from both ground and surface water sources

Site selection summary

The SA/SEA highlights that of the 5 sites considered most had a predominantly neutral effect on sustainability. Site LAM013 has a significant risk of flooding and has not been recommended for allocation for this reason. There are other potential sites in Lambourn with less flood risk.

The sites recommended for allocation, LAM005 and LAM007 are well related to the settlement. Though LAM005 includes a small area within flood zone 2 and 3, it is not proposed that development extends this far east on the site. These sites are considered more suitable than LAM002A, where concerns had been expressed regarding traffic and access and LAM009, which also has potential access issues, is steeply sloping and likely to have more impact on the landscape and built environment than the preferred sites.

6.2.4.8 Pangbourne

Pangbourne is a rural service centre within the North Wessex Downs AONB. It is a thriving community which plays an important role as service centre for the eastern areas of the AONB and provides a district centre shopping function with a range of services and facilities. It is served by a mainline station with trains to Reading and London and northwards to Oxford. There are also a number of local bus services. The Core Strategy points out, however, that opportunities for development are constrained by environmental considerations in terms of the floodplain and the sensitivity of the landscape. This will restrict the amount of development to take place at Pangbourne.

Pangbourne is located on the River Thames, which flows to the north of the town. The River Pang flows through the centre of the village. The areas immediately adjacent to these water courses are within flood zone 2 or 3 as is a large area to the south and east of Pangbourne. Much of Pangbourne and the land to the south and east lies within a groundwater emergence zone.

There are a number of important environmental and heritage assets within Pangbourne and its vicinity. Two SSSIs lie to the south east of the village, the village core is a designated conservation area with a number of listed buildings.

Eight sites were identified in the SHLAA and two were assessed as potentially developable. These were considered reasonable alternatives for development and an SA/SEA was undertaken for these sites to inform the site selection work and the subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 29 – Summary of Pangbourne Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
PAN001 Land at Green Lane, Pangbourne 36 dwellings (1.8ha at 20 dph)	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. Development of this site would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. There is no flood risk on the site, which has a positive impact on sustainability.	Effect: Predominantly neutral Likelihood: High Scale: AONB / Pangbourne Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is located in a rural service centre in close proximity to local services and facilities. The Landscape Assessment has concluded that low rise development could be accommodated and would not be visually intrusive subject to mitigation and enhancement measures. However potential impact on the highway network remains of concern.
PAN002 Land north of Pangbourne Hill and west of River View Road, Pangbourne 35 dwellings	Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. Development of this would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. The site is adjacent to an area at risk from surface water flooding; development on the site could lead to a worsening of flood risk elsewhere without appropriate mitigation measures. Should flooding occur, it would have a negative impact on all elements of sustainability	Effect: Predominantly neutral Effect: Predominantly neutral Likelihood: High Scale: AONB / Pangbourne Duration: Permanent Timing: Short to Long term	Part of the site, in line with the landscape assessment, is recommended for allocation. The site is located in a rural service centre in close proximity to local services and facilities. The Landscape Assessment has concluded that some development could be accommodated on the lower part of the site subject to mitigation and enhancement measures. However potential impact on the highway network could be an issue

Site selection summary

The SA/SEA highlights that both sites considered had a predominantly neutral effect on sustainability, with neither site having a significant sustainability effects. The Landscape Sensitivity Assessment has indicated that only part of PAN002 would be suitable without harm to the landscape of the AONB.

PAN002 was recommended for allocation, and Members at the Planning Policy task group on the 6th June on the asked that PAN001 was also consulted on as an option for allocation due to the limited development opportunities in Pangbourne.

Both sites have some highways concerns. For PAN001 there is concern that the roads are often narrow surrounding the site and may be unsuitable for the additional volumes of traffic that the development of the site would generate. Furthermore, there are no footways in the vicinity and it is not possible to provide any. For PAN002 there is concern regarding the impact on the restricted Pangbourne Hill/A340 Tidmarsh Lane junction.

6.3 Gypsies, Travellers and Travelling Showpeoples Site Selection

Gypsy, Traveller and Travelling Showpeople sites are located across the district. Ten sites have submitted or considered by the Council. Three have been automatically excluded due to landscape or size of the development and a further site was found to be no longer available. The remaining six sites were considered reasonable alternatives for development and so an SA/SEA was undertaken for all these sites to inform the site selection work and subsequent selection of preferred options. The table below outlines the findings of the site specific SA/SEAs and details whether or not the sites are being taken forward as preferred options.

Table 30 – Summary of Gypsy, Traveller and Travelling Showpeople Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
GTTS2 Long Copse Farm, Enborne 24 plots (for Travelling Showpeople)	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities and 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.	Effect: Predominantly neutral Likelihood: High Scale: Newbury Thatcham Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. A level of need has been identified within the GTAA. The site is already used for travelling showpeople and therefore, this is seen as an ideal location to meet the identified need.
GTTS3 Benhams Farm, Hollybush Lane, Burghfield	Overall the site is likely to have a neutral effect on sustainability. 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, this has a positive impact on	Effect: Predominantly neutral Likelihood: High Scale: East	The site is not recommended for allocation. There is significant concern over the integration with the existing

Table 30 – Summary of Gypsy, Traveller and Travelling Showpeople Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Common Up to 15 pitches	sustainability. Development of the site could lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced with regard to landscape impact and the built environment. The site is greenfield and therefore likely to have a negative impact on sustainability. Mitigation measures such as good design techniques and layout would help to mitigate this impact.	Kenet Valley Duration: Permanent Timing: Short to Long term	settlement form and proximity to the existing settled community.
GTTS5 New Stocks Farm, Paices Hill, Aldermaston 9 pitches	Overall the site is likely to have a neutral effect on sustainability. 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, this has a positive impact on sustainability. The site is also previously developed land which would positively impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: High Scale: East Kenet Valley Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site is within an existing Gypsy and Traveller site, where a significant number of the transit pitches are not being used as transit accommodation, but are in permanent occupation. Therefore, the principle of a Gypsy and Traveller use is already established on the site.
GTTS6B Land at Clappers Farm, corner of Bloomfieldhatch Lane and Cross Lane 5 - 8 pitches	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation. The site has poor access to public transport and services and facilities are approximately 4km from the site with the exception of a primary school. This would lead to a high car dependency and have a negative effect on social and environmental sustainability. The greenfield nature of the site and the potential for noise impact from the railway line could also have a negative impact on sustainability. Mitigation measures such as good design techniques would help to mitigate against negative impact.	Effect: Predominantly neutral Likelihood: High Scale: East Kenet Valley Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. This is council owned land and therefore, the level of deliverability is high.
GTTS7 72 Purley rise,	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects.	Effect: Predominantly neutral	The site is not recommended for allocation.

Table 30 – Summary of Gypsy, Traveller and Travelling Showpeople Sites SA/SEA			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Purley-on-Thames Up to 10 pitches	The site scores positively in terms of opportunities for sustainable travel and health, active lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations on the site. Development could impact upon the character of the built environment given residential properties are located immediately adjacent to the site. The site is well screened and is currently used for storing touring caravans. 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.	Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Short to Long term.	The site is a preferred site for housing allocation. Concerns over the proximity to existing settled community.
GTTS9 Padworth Sawmills, Rag Hill, Aldermaston 1 pitch	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. The site could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation. The site is 2.5km to local services and facilities, with opportunities for walking and cycling and this might lead to a high car dependency.	Effect: Predominantly neutral Likelihood: High Scale: East Kennet Valley Duration: Permanent Timing: Short to Long term	The site is recommended for allocation. The site previously had planning permission (2010 permission, lapsed), therefore, the principle of a Gypsy and Traveller use has been established for the site.

The full SA/SEA tables are set out in Appendix 10.

Site Selection Summary

The SA/SEA of the specific sites shows that all sites will have a predominantly neutral effect on sustainability. No sites are shown to have any significant sustainability impacts.

GTTS3 and GTTS7 have not been recommended for allocation. They are both located adjacent to existing settlements (Burghfield Common and Purley-on-Thames respectively) and the SA/SEA highlights a potential negative impact on the character of the built environment, changing from settlement residential accommodation to gypsy and traveller accommodation.

The SA/SEA for GTTS5 does not highlight any potentially negative sustainability impacts. The site is an existing Gypsy and Traveller site and while the proposals involve change a number of transit pitches to permanent pitches, the principle of Gypsy and Travellers on the site is established. The proposals would increase the number of permanent pitches on the site, the site is privately run and the proposal has come from the landowner.

GTTS9 is a very small site (proposed for 1 pitch) located in a rural area, but the SA/SEA only highlights that the site is greenfield as a potential negative impact on sustainability.

GTTS6B is a council owned site. While the site is rural in location, with limited opportunities for sustainable modes of travel (highlighted as a potential negative impact on sustainability in the SA), the deliverability of the site can be guaranteed, outweighing this potential negative impact.

GTTS2 is an existing travelling showpeople site. The SA/SEA highlights the potential negative impacts on sustainability due to the greenfield nature of the majority of the site, and flood risk on the site. Mitigation measures could be introduced, including developing areas of the site outside the flood zones, to mitigate the risk of flooding. The established use on the site, the need for additional travelling showpeople plots in West Berkshire, and being the only site promoted for this use means that the site has been recommended for allocation.

6.4 Parking Standards Policy

Two options were considered as reasonable alternatives for the parking policy. The table below outlines the findings of the site specific SA/SEAs and details which policy option is to be taken forward.

Policy Option	Summary of SA/SEA of site	Summary of effects	Recommendation
Option 3 A new, single standard for car parking across all locations and dwellings type/size	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. This option would see benefits from incorporating design, travel planning, electric charging points and cycle parking but would apply a single approach to the level of car parking required. This approach would take no account of how accessible a location was or what type or size the dwelling was. This is likely to be less effective and could result in unsuitable levels of parking which may increase the level of unsafe on street parking or have a negative impact in terms of the amount of hard standing / parking areas in a development.	Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to Long term	Policy approach is not taken forward
Option 4 A new policy based on location,	Overall the site is likely to have a neutral effect on sustainability. The SA/SEA does not highlight any significant sustainability effects. This option aims to provide adequate parking through well designed parking solutions which will help to reduce the level of	Effect: Predominantly neutral Likelihood: High	Policy approach is taken forward

Table 31 – Summary of Parking Policy SA/SEA			
Policy Option	Summary of SA/SEA of site	Summary of effects	Recommendation
and dwellings type/size	unsafe on street parking that occurs. It also includes the requirement for travel plans and travel information packs for residential development and the need to provide electric charging points and cycle parking. This all seeks to increase the number of journeys made by sustainable modes that have less of an impact on the environment and help to improve health and wellbeing. The approach to car parking levels that seeks to take account of accessibility of location and the type and size of dwelling also seeks to reflect the differing need for parking according to these factors.	Scale: District wide Duration: Permanent Timing: Short to Long term	

The full SA/SEA tables are set out in Appendix 11.

The SA/SEA indicates that both options 3 and 4 would have a predominantly neutral impact on sustainability, with neither showing any significant sustainability effects. The main difference between the two policies in sustainability terms is the potential impact on Road Safety.

Option 3, has an uncertain effect, as a single standard does not take into account local need, which could result in inappropriate parking (too much or too little) being provided.

Option 4, which has been taken forward for the new parking standards, does consider local need. The policy is based on the NPPF (paragraph 39). It considers: the accessibility of a development, the type of development, availability and opportunities for public transport and / or car clubs, local car ownership and an overall need to reduce the use of high-emission vehicles. It sets a range of parking standards depending on the location, type and size of development.

6.5 Sandleford Park Policy

Two options were considered as reasonable alternatives for the Sandleford Park policy. The table below outlines the findings of the site specific SA/SEA and details which policy option is to be taken forward.

Table 32 – Summary of Sandleford Park SA/SEA			
Policy Option	Summary of SA/SEA of site	Summary of effects	Recommendation
Option 1 Keep existing Sandleford Park Policy (Core	Overall the policy is likely to have a neutral effect on sustainability. The SA/SEA highlights a significantly positive effect on environmental sustainability due to the creation of a Country Parkland. There is a significant positive impact from this policy in terms of the	Effect: Predominantly neutral Likelihood: High Scale: Newbury	Policy approach is not taken forward

Table 32 – Summary of Sandleford Park SA/SEA			
Policy Option	Summary of SA/SEA of site	Summary of effects	Recommendation
Strategy)	creation of a Country Parkland on the southern part of the site. The policy aims to make sure that there are no significant negative impact which could not be mitigated against.	and Thatcham spatial area Duration: Permanent Timing: Short to Medium term	
Option 2 New Sandleford Park Policy taking into account new evidence.	Overall the policy is likely to have a neutral effect on sustainability. The SA/SEA highlights two significantly positive effects, firstly on environmental sustainability due to the creation of a Country Parkland and secondary on all elements of sustainability through the provision of additional accesses to the site and enhanced education provision on the site. There is a significant positive impact from this policy in terms of the creation of a Country Parkland on the southern part of the site and in terms of accessibility to services and facilities, as the policy would require additional all vehicle accesses to the site and additional education provision. The policy aims to make sure that there are no significant negative impact which could not be mitigated against.	Effect: Predominantly neutral Likelihood: High Scale: Newbury and Thatcham spatial area Duration: Permanent Timing: Short to Medium term	Policy approach is taken forward

The full SA/SEA tables are set out in Appendix 12.

The SA/SEA indicates that both options would have a predominantly neutral impact on sustainability. Option 1 shows one significant positive effect on environmental sustainability in terms of creation of a Country Parkland, Option 2, has the same significant positive effect on environmental sustainability, but also has a significantly positive effect on all elements of sustainability as the new policy would improve access to and from the site, but requiring additional accesses and enhancing education provision on the site as a result of the new evidence.

Option 2 has been chosen to take forward and a new policy has been included in the DPD. The new policy will help to ensure that the site is developed holistically as one site. The additional accesses will improve access to and from the site itself, but also improve the potential negative impact additional traffic could have on the surrounding highway network by maximising the alternative routes to and from the site.

7 Next Stages

Regulation 30 requires submission of the SA/SEA Report and any revision or supplements to it to the Secretary of State alongside the draft Housing Site Allocations DPD.

The SA/SEA Report is being published alongside the Preferred Options DPD, and comments on the SA/SEA report are invited at this stage. The formal consultation period will last 7 weeks, from the 25th July until the 12th September 2014.

Following the Preferred Options Consultation the SA/SEA report will be updated to reflect any changes made as a result of the consultation.

A final SA/SEA Report, to meet the SA and SEA requirements, will be published alongside the proposed submission version of the DPD.

8 Appendices

Appendix 1 – Relevant Plans and Programmes

Appendix 2 – Baseline Information

Appendix 3 – Compatibility of SA Objectives with the West Berkshire Housing Site Allocations Objectives

Appendix 4 – Glossary

Appendix 5 – SA/SEA Scoping report responses

Appendix 6 – Site Selection Criteria

Appendix 7 – List of automatically excluded sites

Appendix 8 – SA/SEA forms for Approach to the DPD Options

Appendix 9 – Site Assessment forms, including SA/SEA forms

Appendix 10 – SA/SEA forms for Gypsy and Traveller sites

Appendix 11 – SA/SEA forms for Parking Standards policy

Appendix 12 – SA/SEA forms for Sandleford Park policy

Appendix 1 – Relevant Plans and Programmes

International level

It is assumed that plans and programmes at the International level have already been 'scoped' during the production of the more recent UK National Plans.

National level

Title	Author	Date	Relevance
National Planning Policy Framework (NPPF)	CLG	2012	Context
National Planning Policy Guidance (NPPG)	CLG	2014	Context
Technical Guidance to the National Planning Policy Framework (Flood Risk and Minerals Policy)	CLG	2012	Context
PPS 10: Planning for Sustainable Waste Management	ODPM	2005	Context
Wildlife and Countryside Act (as amended)	UK Government	1981	Context
Countryside and Rights of Way Act 2000 (CRoW)	UK Government	2000	Context
Securing the Future – Delivering UK Sustainable Development Strategy	HM Government	2005	Context
Climate Change: The UK Programme	Defra	2006	Context
The Carbon Plan: Delivering our low carbon future	HM Government	2011	Context
The Climate Act	HM Government	2008	Context
UK Foresight Programme – Foresight Report: Future Flooding	DTI	2004	Context
The Future of Transport – A Network for 2030. White Paper	DfT	2004	Context
Creating Growth, Cutting Carbon: Making sustainable local transport happen. White Paper	DfT	2011	Context
Making the Connections: Final Report on Transport and Social Exclusion	Social Exclusion Unit	2003	Context
Government Planning White Paper. Planning for a Sustainable Future	HM Government	2007	Context
Government Urban White Paper. Our Towns and Cities; the Future – Delivering an Urban Renaissance	DETR	2000	Context
Government Urban White Paper: Our Countryside: The Future – A Fair Deal for Rural England	DETR	2000	Context
Housing Green Paper. Homes for the Future: More Affordable, More Sustainable	DCLG	2007	Context
Water Resources for the Future – A Strategy for England and Wales	Environment Agency	2001	Context
Making space for water: Developing a new Government strategy for flood and coastal erosion risk management in England. A consultation exercise	DEFRA	2004	Context
Air Quality Strategy: Working Together for Clean Air	DETR	2000	Context
Safe Guarding our soils: A strategy for England 2030	DEFRA	2009	Context
The Natural Choice: Securing the Value of Nature (White Paper)	DEFRA	2011	Context
Strategic Environmental assessment and Biodiversity: Guidance for Practitioners	CCC, EN,EA, and RSPB	2004	Context
UK Post 2010 – Biodiversity Framework	JNCC / DEFRA	2012	Context
Government Forestry & Woodlands Policy Statement	DEFRA	2013	Context
England Forestry Strategy	Forestry Commission	1999	Context
Biodiversity 2020 – A Strategy for England's Wildlife and Ecosystem Services	DEFRA	2011	Context
Our Energy Future – Creating a Low Carbon Economy	DTI	2002	Context
The Historic Environment: A Force for Our Future	English Heritage	2001	Context
Sustainable Communities Plan (Sustainable Communities: Building for the Future)	ODPM	2003	Context
Road Traffic Reduction Act	HMSO	1997	Context
The Water Act	HMSO	2003	Context
Policy and Practice for the protection of groundwater	Environment Agency	Out of Print	Context
Policy and Practice for the protection of floodplains	Environment Agency	Current	Context
Safer Places: the planning system and crime prevention	ODPM, Home Office	Current	Context
Flood and Water Management Act	HMSO	2010	Context
Localism Act	HMSO	2011	Context
The Future of High Streets: Progress since the Portas Review	DCLG	2013	Context

Title	Author	Date	Relevance
Planning Policy for Traveller Sites	DCLG	2012	Context
Laying the Foundations: A Housing Strategy for England	DCLG	2011	Context
Ancient Monuments and Archaeological Areas Act 1979	HM Government	1979	Context
Planning (Listed Buildings and Conservation Areas) Act 1990 (reprinted 2002)	HM Government	2002	Context

Regional level

Title	Author	Date	Relevance
South East Plan Policy NRM6 (Thames Basin Heaths Special Protection Area)	Partnership Board	2009	Strategic
River Basin Management Plan: Thames River Basin District	Environment Agency, DEFRA	December 2009	Strategic
Action for Biodiversity in South East England	South East England Biodiversity Forum	2001	Strategic
Catchment Abstraction Management Plan	Environment Agency		Strategic

County level

Title	Author	Date	Relevance
The Berkshire Biodiversity Strategy	Berkshire Local Nature Partnership	2012	Strategic
Replacement Minerals Local Plan for Berkshire incorporating Alterations adopted 1997 and May 2001	Berkshire Unitary Authorities' Joint Strategic Planning Unit	1995	Strategic
Waste Local Plan for Berkshire	Berkshire Unitary Authorities' Joint Strategic Planning Unit	1998	Strategic
Berkshire Landscape Character Assessment	Berkshire Joint Strategic Planning Unit	2003	Context

Local level (see below for a review)

Title	Author	Date	Relevance
West Berkshire Core Strategy 2006 - 2026	West Berkshire Council	2012	Direct
West Berkshire Council Local Transport Plan 2011 - 2026	West Berkshire Council	2011	Direct
Sustainable Community Strategy – A Breath of Fresh Air (including refresh)	West Berkshire Partnership	2008	Direct
West Berkshire Council Strategy 2014-2018	West Berkshire Council	2014	Direct
The West Berkshire Safer Communities Partnership Plan 2008-2011	West Berkshire Safer Communities Partnership	2008	Direct
West Berkshire Council's Corporate Equality Plan 2012	West Berkshire Council	2012	Direct
Homelessness Strategy 2013-2018	West Berkshire Council	2013	Direct
Housing Strategy 2010-2015	West Berkshire Council	2010	Direct
Newbury Vision 2025	West Berkshire Partnership	October 2003	Direct
Draft Newbury Vision (2026) refresh	West Berkshire Partnership	2013	Direct
Kennet and Thames Vision	West Berkshire Council	October 2006	Direct
West Berkshire District Local Plan 1991-2006 - Saved Policies 2007	West Berkshire Council	June 2002, saved Sept 2007	Direct
Health and Wellbeing Strategy	West Berkshire Council	2013	Direct
Preliminary Flood Risk Assessment	West Berkshire Council	2011	direct
North Wessex Downs AONB Management Plan 2009 - 2014	North Wessex Downs AONB Council of Partners	November 2009	Direct

Title	Author	Date	Relevance
Thames Basin Heaths Delivery Plan – Thames Basin Heaths Special Protection Area: Mitigation Standards for Residential Development	English Nature	May 2006	Direct
AWE - Radiation Emergency Preparedness & Public Information Regulations	AWE	April 2007	Direct
West Berkshire Historic Environment Character Zoning project	West Berkshire Council	2007	Direct
West Berkshire Historic Environment Action Plan	West Berkshire Council	2011	Direct

Neighbouring Authorities policies/plans

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.

Each of these documents contain strategic policy objectives and land use development proposals for their area and the West Berkshire Housing Site Allocations DPD will need to consider cross-boundary issues.

Title	Author	Date	Relevance
Oxfordshire Minerals and Waste Local Plan 1996 – 2006 - Saved Policies	Oxfordshire County Council	Adopted 1996 Saved Policies 2007	Strategic
Oxfordshire Mineral s and Waste Core Strategy Consultation draft	Oxfordshire County Council	February 2014	Strategic
South Oxfordshire Local Plan 2011	South Oxfordshire District Council	January 2006	Strategic
South Oxfordshire Core Strategy (to 2027)	South Oxfordshire District Council	December 2012	Strategic
Vale of White Horse Local Plan 2011	Vale of White Horse District Council	July 2006	Strategic
Vale of White Horse Draft Local Plan 2031 (Part 1 Strategic sites and Policies)	Vale of White Horse District Council	February 2014	Strategic
The Vale Community Strategy 2008-2016	The Vale Strategic Partnership	October 2008	Strategic
Wiltshire Core Strategy 2026 (Modifications)	Wiltshire County Council	April 2014	Strategic
South Wiltshire Core Strategy (Adopted)	Wiltshire County Council	February 2012	Strategic
Wiltshire and Swindon Minerals Core Strategy	Wiltshire County Council and Swindon Borough Council	July 2009	Strategic
Wiltshire and Swindon Waste Core Strategy	Wiltshire County Council and Swindon Borough Council	July 2009	Strategic
Wiltshire and Swindon Minerals Development Control Policies	Wiltshire County Council and Swindon Borough Council	September 2009	Strategic
Wiltshire and Swindon Waste Development Control Policies	Wiltshire County Council and Swindon Borough Council	September 2009	Strategic
Wiltshire and Swindon Minerals Site Allocations	Wiltshire County Council and Swindon Borough Council	May 2013	Strategic
Wiltshire and Swindon Waste Site Allocations	Wiltshire County Council and Swindon Borough Council	February 2013	Strategic
Swindon Borough Local Plan 2011 – Saved Policies	Swindon Borough Council	July 2006	Strategic
Swindon Borough Local Plan 2026 (Submission Stage)	Swindon Borough Council	June 2013	Strategic
Kennet Local Plan 2011 – Saved Policies	Kennet District Council	April 2004, Saved Sept 2007	Strategic
Test Valley Borough Local Plan, 2006 - Saved Policies (June 2009)	Test Valley Borough Council	2009	Strategic
Draft Revised Test Valley Local Plan (2011-2029)	Test Valley Borough Council	January 2014	Strategic
Hampshire Minerals and Waste Plan	Hampshire County Council	October 2013	Strategic
Basingstoke and Deane Borough Local Plan (1996 – 2011) Saved Policies	Basingstoke & Deane Borough Council	July 2006, saved July 2009	Strategic
Basingstoke and Deane Revised Pre-Submission Local Plan 2011-2029	Basingstoke & Deane Borough Council	April 2014	Strategic
Hart District Council Local Plan (Replacement incorporating 'First Alternations 2006') 1996-2006 – Saved Policies	Hart District Council	2002, Saved Sept 2007	Strategic

Title	Author	Date	Relevance
Wokingham Borough Core Strategy	Wokingham Borough Council	January 2010	Strategic
Wokingham Borough Council Managing Development Delivery DPD	Wokingham Borough Council	February 2014	Strategic
Reading Borough Core Strategy	Reading Borough Council	January 2008	Strategic
Reading 2020 – Sustainable Community Strategy	Reading Partnership	2011	Local
Reading Borough Council Sites and Detailed Policies Document	Reading Borough Council	October 2012	Strategic

Review of Relevant Plans and Programmes:

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
Local level:		
West Berkshire Council Core Strategy 2006 - 2026		
<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"> 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 2. Housing Growth - To deliver at least 10,500 homes across West Berkshire between 2006 – 2026. 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. 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. 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. 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. 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. 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. 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. 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 	<p>The Core Strategy provides the framework for the more detailed policies and site specific proposals to be contained within the Housing Site Allocations DPD.</p>

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
	identity of the built, historic and natural environment in West Berkshire's Towns, villages and countryside.	
West Berkshire Council Local Transport Plan (2011 – 2026)		
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 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.	<ul style="list-style-type: none"> • To improve travel choice and encourage sustainable travel • To support the economy and quality of life by minimising congestion and improving reliability on West Berkshire's transport networks; • To maintain, make best use of and improve West Berkshire's transport networks for all modes of travel; • To improve access to services and facilities; • To improve and promote opportunities for healthy and safe travel; • To minimise energy consumption and the impact of all forms of travel on the environment. 	Ensure that the policies have regard to 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 and opportunities. The LTP uses the same spatial approach as the Core Strategy: Newbury & Thatcham, The Eastern Area, The North Wessex AONB and The East Kennet Valley
Sustainable Community Strategy – A Breath of Fresh Air		
Sets out a long-term vision for the District up to 2025.	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: <ul style="list-style-type: none"> • Prosperous • Accessible • Greener • Safer • Stronger 	As the Community Plan is a key document for the West Berkshire Local Plan, the Housing Site Allocations DPD will need to reflect the emerging key themes and their priority outcomes identified within the Draft Community Plan.
West Berkshire Council Strategy 2014 - 18		
Sets out the Council's priorities and a realistic set of objectives that can be delivered over the next four years. The strategy's overarching vision is: Keeping West Berkshire a great place in which to live, learn, work and do business.	The strategy sets out four key priority areas 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 four priority areas are: <ul style="list-style-type: none"> • Caring for and protecting the vulnerable • Promoting a vibrant district • Improving education • Protecting the environment 	The Council strategy is a key document for the Local Plan
The West Berkshire Safer Communities Partnership Plan 2008-2011		
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'.	The document includes specific objectives and targets that the Partnership will be concentrating on. The six strategic priorities are: <ul style="list-style-type: none"> • Improve the effectiveness in the way in which anti-social behaviour is dealt with in West Berkshire • Reduce the risk factors for vulnerable young people and families of offending and anti-social behaviour • Reduce re-offending through more effective offender management • Reduce alcohol-related crime and disorder • Reduce incidents of domestic abuse • Respond to local concerns of crime and disorder in West Berkshire 	The Housing Site Allocations DPD will need to reflect the priorities of this Strategy.

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
West Berkshire Council's Corporate Equality Policy 2012		
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.	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	The Housing Site Allocations DPD will need to reflect the priorities and agenda of this Policy.
Housing Strategy 2010-2015		
The Housing Strategy has been produced to make sure West Berkshire Council provides the right housing services to meet local needs and priorities.	The actions identified in the strategy reflect and contribute towards achieving the housing vision. Priority will be given to activities that contribute to: <ul style="list-style-type: none"> • The prevention of homelessness by early and proactive intervention • Provision of new affordable housing to meet urgent and immediate identified needs • Green and sustainable activities that reduce fuel poverty and minimise domestic CO2 emissions • Meeting the needs of our rural communities • Partnership working to make sure we work efficiently and in a joined-up way with our partners • Performance management to monitor, review and improve our delivery of the action plan. 	The Housing Site Allocations DPD will need to reflect the priorities of this strategy.
Homelessness Strategy 2013-2018		
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.	There are five main objectives, which are: <ol style="list-style-type: none"> 1. Continue to prevent homelessness and sustain tenancies 2. Mitigating the negative impacts of the welfare and housing reforms 3. Make the best use of the District's housing stock 4. Improving the life chances of homeless people 5. Proactively work with partners to provide a co-ordinated approach to tackling and preventing homelessness 	The need to increase the supply of affordable housing has clear linkages with planning policy and implications for the Housing Site Allocations DPD.
Health and Wellbeing Strategy		
The health and wellbeing strategy sets out how the Council will manage Public Health, bridging the gap between health and social care systems.	The Strategy's priorities for the first 2 years are: <ul style="list-style-type: none"> • Addressing childhood obesity in primary school children • Giving every child and young person the best start in life • Supporting those over 40 years old to address lifestyle choices detrimental to health • Supporting a vibrant district • Promoting independence and supporting older people to manage their long term conditions. 	Ensure that the Housing Site Allocations DPD takes into account the priorities set out within the Health and Wellbeing Strategy.
Preliminary Flood Risk Assessment		
The PFRA 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 considered flooding from main rivers because of the interaction between main rivers and local sources of flooding.	<ul style="list-style-type: none"> - Describe arrangements for partnerships and collaboration for the ongoing assessment of flood risk, data collection and means of public engagement. - Summarise the methodology used for the PFRA and the scrutiny and review procedures. - Assess historic flood events within West Berkshire from local sources and the consequences of these events. - Assess the potential harmful consequences of future flood events within West Berkshire. - Review the indicative Flood Risk Areas 	The PRFA supports and informs the SFRA and provides details on areas susceptible to flooding that may need to be considered within the Housing Site Allocations DPD.

Overall aim or purpose of document	Objectives / Targets	Implications for the West Berkshire Housing Site Allocations DPD
North Wessex Downs AONB Management Plan		
The Management Plan emphasises sustainable development that brings together environmental, economic and community benefits. The Plan gives a background to the area and the issues facing it to facilitate the area becoming more well known as an entity. 74% of West Berkshire is located within the AONB.	Each year the North Wessex Downs AONB will develop a delivery plan which sets out who is doing what, describes the North Wessex Downs AONB team in action, identifies the lead body, and defines the outcomes to be delivered. The delivery plan includes 19 objectives, which are based around 8 themes: about the land; land management; biodiversity; historic environment; natural resources; development; communities; leisure and tourism. These objectives help to deliver an overall vision for the North Wessex Downs AONB.	Ensure that policies have regard to the themes and objectives set out in the Management Plan.
Thames Basin Heaths Delivery Plan – Thames Basin Heaths Special Protection Area: Mitigation Standards for Residential Development		
The delivery plans aims to: <ul style="list-style-type: none"> • 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; • Define the nature, scale and general location standards of avoidance measures, to be met for housing development through green infrastructure; • Increase the quality of the local environment through the provision of green infrastructure; semi natural informal greenspace; • Assist local planning authorities in providing greater clarity for developers / public over where and how new housing development may be undertaken; • Streamline determination of planning applications. 	<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 Thames Basin Delivery Plan is intended as a research and information document which will be implemented through the LDFs that include the Thames Heath as an SPA.</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>	The Housing Site Allocations DPD needs to consider the Draft Thames Basin Heaths Delivery Plans as this has implications for development within the South East corner of West Berkshire.
AWE Radiation Emergency Preparedness & Public Information Regulations		
AWE Radiation Emergency Preparedness & Public Information Regulations	<p>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 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.</p> <p>REPPPIR 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.</p>	In West Berkshire Council area there are two sites which need to comply with the above legislation. These two sites are 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/Targets:

Level/Topic	Relevant Objectives (amalgamated from Review of National Policy) <i>Target (where relevant)</i>
Local	
Environment	<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>

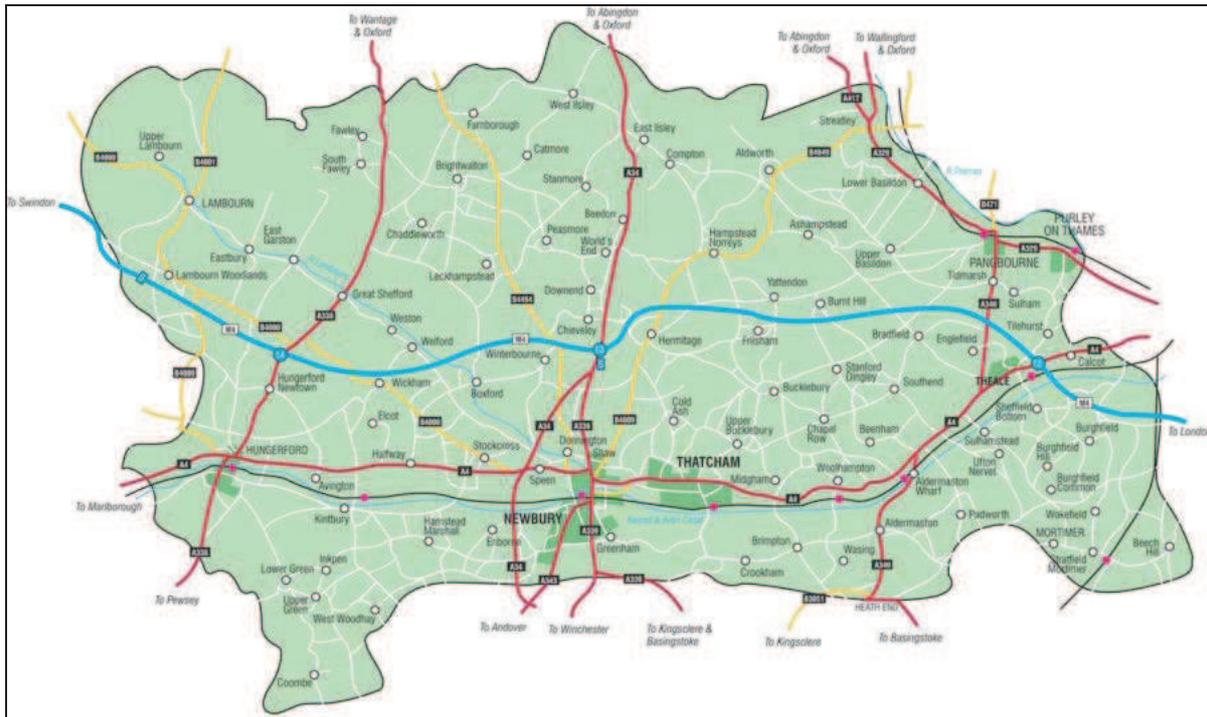
Level/Topic	Relevant Objectives (amalgamated from Review of National Policy) <i>Target (where relevant)</i>
	<p>Ensure appropriate level/distribution of open space and recreational facilities to meet local needs, enhance open space within the defined settlements</p> <p>Protect the best and most versatile land, avoid fragmentation, support some farm diversification and agricultural development</p> <p>Protect, restore and manage grazing heathland- Greenham and Crookham Commons</p> <p>Support the restoration of the Kennet and Avon Canal and enhance its recreational value without harming the environmental character and ecology</p>
Resources	<p>Sustain natural resources, promote low carbon economy and energy conservation</p> <p>Overcome 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 urban land</p>
Social	<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 10,500 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> <p>Develop appropriate skills for the future</p>
Economy	<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 2 - Baseline Information

1 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 - Context of West Berkshire



2 Social

In 2011 the Census showed West Berkshire with a population of 154,000. Figures indicate that the population has increased by 6% between 2001 and 2011. Approximately 75% of the population is concentrated in the Kennet Valley at strategic points along the A4 and on the western side of Reading. The remaining area comprises smaller settlements sitting within a diverse landscape. West Berkshire has one of the most dispersed populations in the South East with 253 people per hectare.

17% of the West Berkshire population is of retirement age (65 years and over) compared with a national average of 18%. The average age in West Berkshire is 39.4 years, the same as the national average. The 20 to 34 years age group makes up 16% of the population.

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 (5% of West Berkshire residents as a whole, compared to 14% of people in England and Wales). Although this is a relatively small proportion of the total population, this amounts to some 8,000 residents in the District.

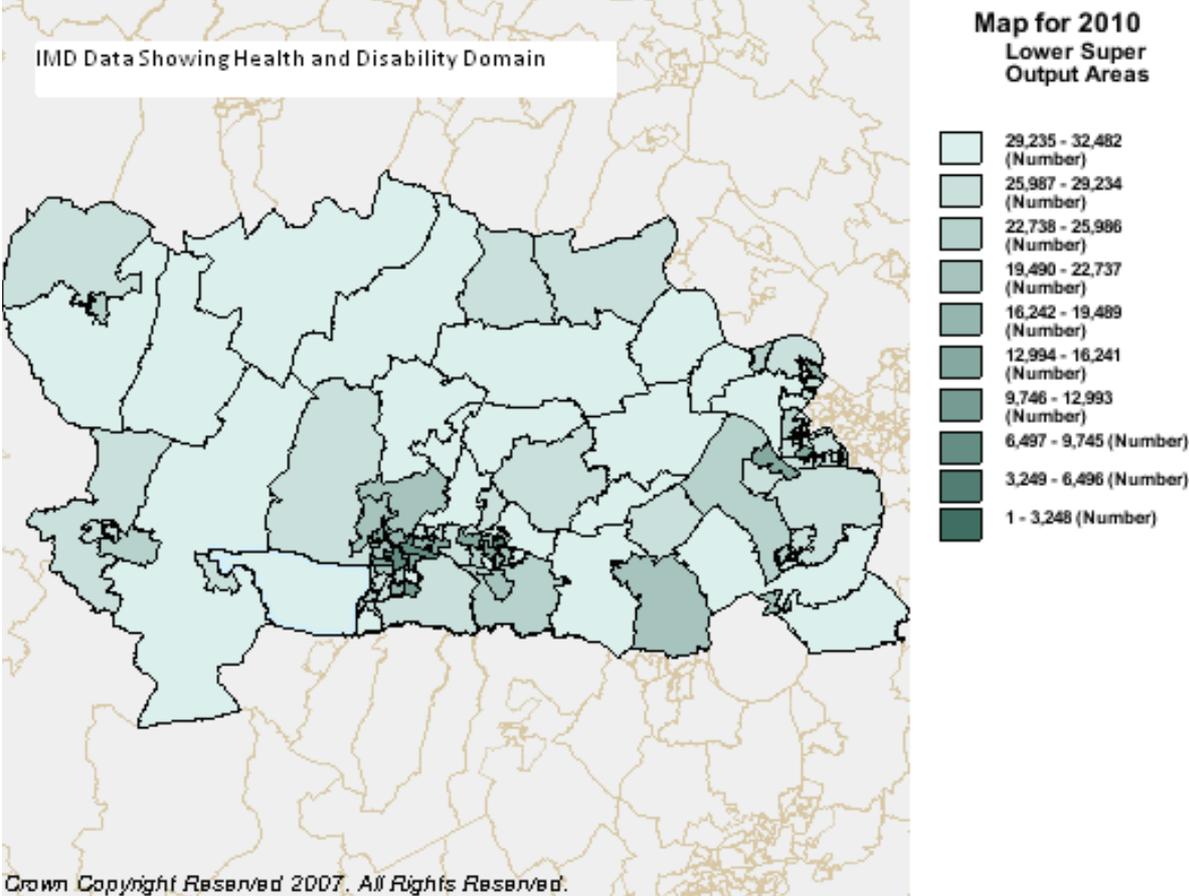
In response to the Census 2011, 164 people in West Berkshire self-identify as Gypsy or Irish Traveller. The majority of these people live within two authorised sites; a privately owned site in Aldermaston with 39 pitches and a site managed by the Council in Burghfield with 15 pitches. Although some Gypsies 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.

Future trends: In the future, there is likely to be a large increase in the proportion of older people. The population of the area as a whole is projected to rise by 10% to 170,100 by 2021, and the population of over 65 yrs is forecast to grow by almost 64% between 2006 and 2026¹. In comparison, it is predicted that the population in the South East Region will rise by 10% 2021, while the population of those aged over 65 will rise by 34%. The number of people aged 85+ is expected to rise by 41%, by 2021, which will have implications on adult social care provision within the district.

2.1 Health

People in West Berkshire consider themselves relatively healthy. 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. The map below uses ODPM’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.

Figure 2 – Indices of Multiple Deprivation data showing health deprivation and



disability.

¹ ONS, Subnational Population Projections, 2008

Wards in the darker colours show the most deprived areas in the District in terms of social care. We can see these are spread over the more rural areas across the district and within and around Newbury. A lot of the wards on the Reading fringe do not feature significantly.

In the 2001 Census, over 2,100 households reported having a child with a limiting long term illness. Disabled children account for approximately 2% of the school age population in West Berkshire - a figure of 1,103 according to the 2001 Census (Data from 2011 census is not yet available and will be added when available).

Future trends: Nationally, we are living longer and have greater long-term care needs. 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. Increased need for home adaptations or more specialised accommodation geared to allow as much independence as possible while supporting changing abilities is also likely.

2.2 Education

West Berkshire has a higher than average proportion of people with higher qualifications (HND, degree or higher) at 32% of people of working age. Despite the district's relatively good performance in education, significant numbers of the working population have no qualifications (17% compared to 23% nationally) 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.

Future trends: Educational trends are moving towards higher levels of achievement. West Berkshire has a high performance standard in primary schools with over 80% of children leaving primary schools with good literacy (87%) and numeracy (82%) skills. Overall, a higher proportion of 16-17 year olds remain in education and training in West Berkshire, compared to the South East more generally and to England. Significantly, West Berkshire has a much higher retention of 17 year olds in education or training than compared to either the region or nationally. Small increases in children reaching school age are placing increasing pressure on school places where schools are already at capacity.

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.

2.3 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 average size of households in West Berkshire is 2.46 people. This is roughly in line with the average in Berkshire of 2.48 although is slightly higher than the national average of 2.36. Both nationally and within the district, overall household size has been declining since the 1950s. An easily overlooked consequence of this relatively rapid decline is, of course, that more dwellings are needed to accommodate the same population.

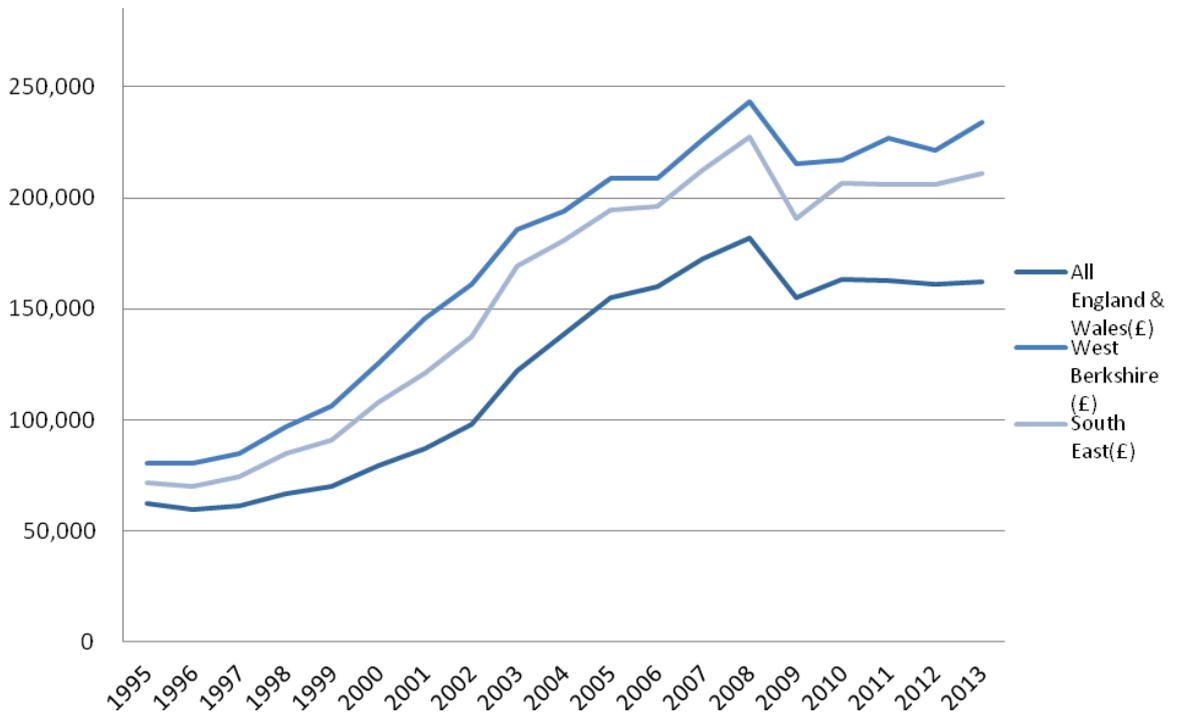
House prices have risen by 194% between 1995 and 2013 making West Berkshire one of the most expensive places to buy a house outside London. Prices have fallen as a result of the economic downturn, but they are still higher than the national average and are now very similar to their 2007 values. In January 2013 the average house price in West Berkshire was £233,906. A single income household would need to earn considerably above the average wage to receive a 90% mortgage on an average flat. This highlights the increasing need for affordable housing for local people and key workers within the district.

Table 1 below shows the average annual house prices (all tenures) 2000-2013:

January	Average House Price (£)	
	West Berkshire	South East
2000	125,731	107,729
2001	145,568	121,077
2002	160,884	137,742
2003	185,607	169,516
2004	194,114	181,152
2005	208,678	194,518
2006	208,589	196,165
2007	226,503	212,640
2008	243,352	227,610
2009	215,479	190,898
2010	216,919	206,868
2011	226,876	206,051
2012	221,685	206,037
2013	233,906	211,054

Source: Land Registry

Figure 3 – Average house price for West Berkshire compared to the South East and England and Wales



Source: Land Registry Price Index

Future trends: A single income household would need to earn considerably above the average wage to receive a 90% mortgage on an average flat, which would therefore be out of reach of many wage earners without some form of assistance. This has a major impact on the ability to find and retain younger staff in general and key workers in particular and a growing impact with the escalation in the projected need for care workers in the community. As of April 2012 there were 4076 households registered on the Common Housing Register,

an increase from 2785 in April 2006. This increase is partly due to the economic downturn and it is possible that West Berkshire could experience a sharper increase in the number of applicants in the coming months. The housing transfer list for West Berkshire is held by Sovereign Housing Association. There are a high number of local people who either need a home of their own or require more suitable accommodation. The highest requirement is for one bedroom accommodation which reflects the increasing numbers of single person households trying to get on the property ladder. A shortage of affordable housing in rural areas which are popular and attractive places to live is a particular problem. Demand for new houses is high with local people competing with new residents such as commuters, people with second homes and the retired to purchase houses. This can create unbalanced communities, drive up house prices and deny local people the chance of securing a home of their own.

2.4 Deprivation

Overall, the district of West Berkshire ranks 288 out of 326 local authority areas, making it the 39th 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 20% most deprived in the country. The England ranking is 1 to 32,482 with 1 being the most deprived and 32,482 being the least deprived.

Table 2 – Top ten most deprived SOAs in West Berkshire (2010)

Rank in West Berkshire	SOA	Ward	Rank of IMD in England
1	E01016295	Greenham	6258
2	E01016673	Calcot	10495
3	E01016336	Thatcham North	10971
4	E01016347	Victoria	11225
5	E01016346	Victoria	11362
6	E01016325	Speen	11954
7	E01016280	Clay Hill	14190
8	E01016279	Clay Hill	14746
9	E01016312	Northcroft	14857
10	E01016340	Thatcham West	14962

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. There are communities with individuals and families who experience particular difficulties as a consequence of being poor within a generally wealthy region.

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.

2.5 Crime and Safety

Nationally levels of crime have been declining; the year ending March 2013 saw a 7% decrease in police recorded crime on the previous year. Over the same period West Berkshire saw a 13% reduction in all crimes committed. Local priorities identified by the

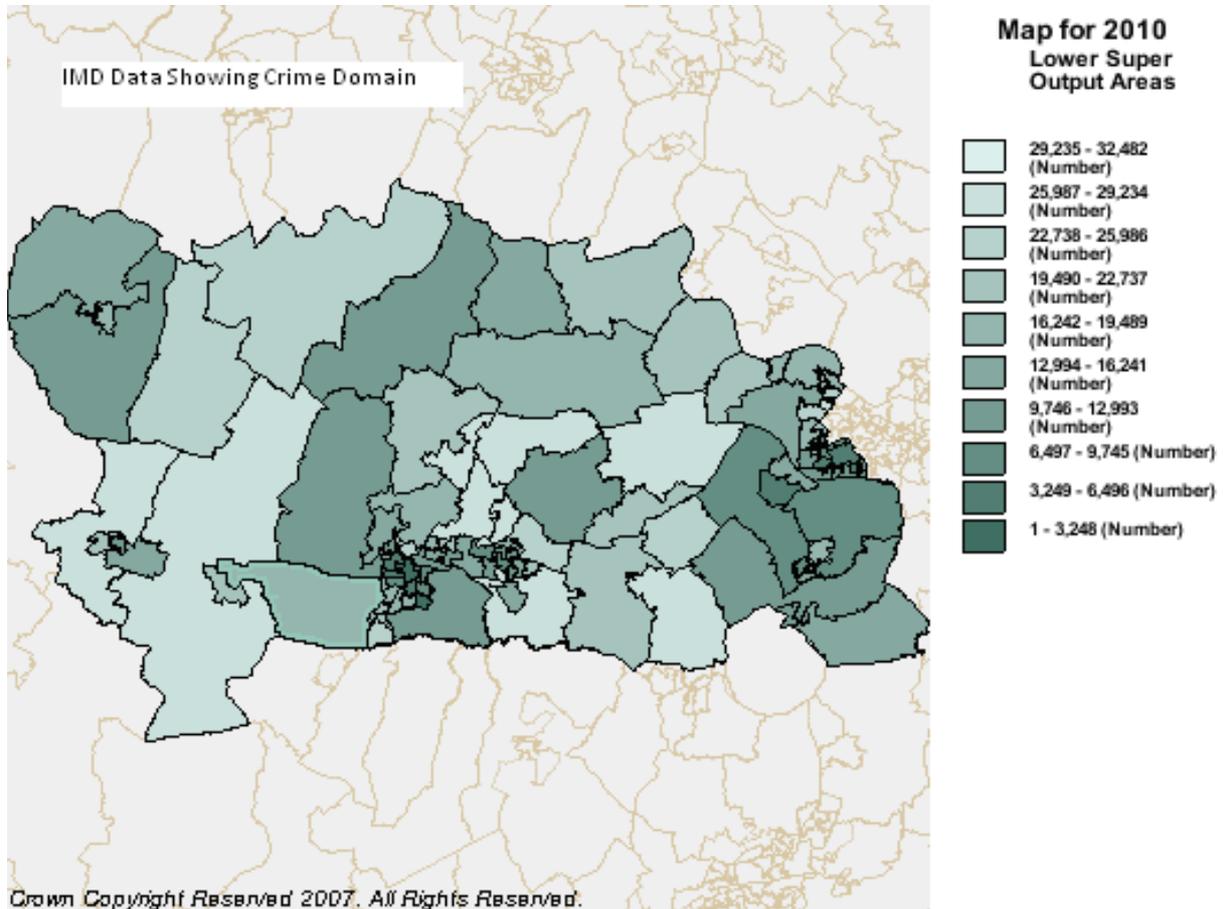
community and the police are largely associated with Speeding, Theft, Anti-Social behaviour and Rural Crime.

The majority of crime in West Berkshire naturally occurs in the more densely populated areas, with Newbury being the main hotspot for crime as well as attracting crime to it. 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.

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



Source: DCLG, Indices of Multiple Deprivation, 2010

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.

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.

2.6 Formal and Informal recreation and sport

The Council is responsible for maintenance, management and enhancement of all parks and open spaces owned by the Council. The West Berkshire Open Space and Leisure Assessment of Need 2005 highlighted the following:

- There is sufficient provision of open space, in quantitative terms and public opinion of West Berkshire's open spaces is generally positive. There is however concern that open spaces should not be sold, but retained.
- It is considered that the quality and accessibility of open spaces can be enhanced through the provision of seating and toilets; improving access and use for all and creating more effective links to increase accessibility.
- 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 does not give indication of likely future condition of recreational facilities nor future demand. A new assessment will be done as part of the evidence base for the SAD.

3 Environment

3.1 Landscape

The District can be divided into five national Countryside Character Areas, 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)².

The Berkshire Landscape Character Assessment³ (2003) identifies 14 landscape types which are subdivided into potential character areas.

² The Character of England Landscape, Wildlife and Cultural Features Map, Natural England, 2005

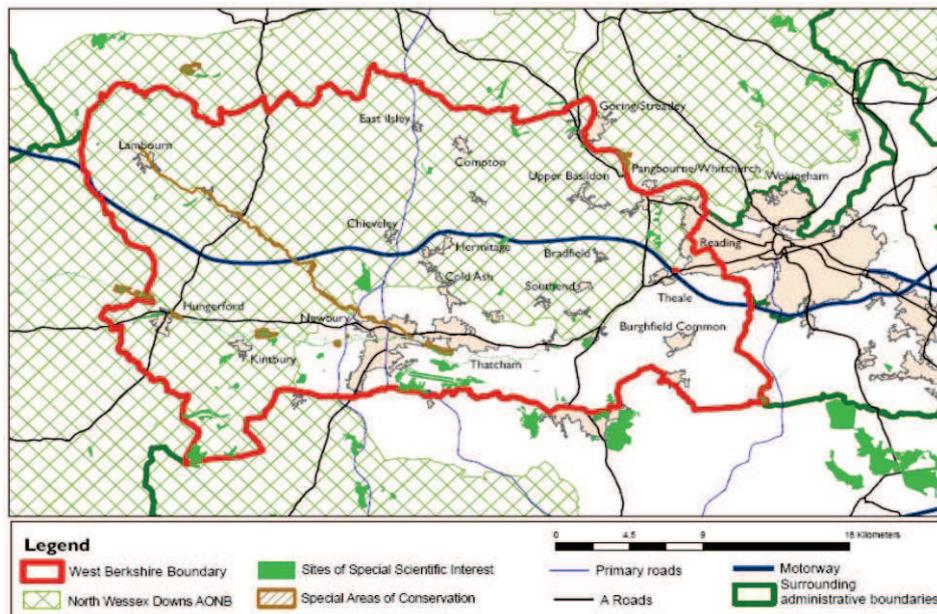
³ Berkshire Landscape Character Assessment, Joint Strategic Planning Unit, 2003.

Future trends: The Berkshire Landscape Character Assessment states that the current driving forces relating to landscape change are agriculture/forestry, recreation and development. Agriculture is currently in recession and inevitable restructuring of the agricultural economy is resulting in increased farm units and expansion, or conversely land coming out of production resulting in lifestyle and hobby farms. In addition, a loss of markets in forestry has resulted in a decline in woodland management especially those of ancient origin managed under traditional regime. Development is also a powerful force for change. The increasing pressure from expanding business economies and the need to accommodate housing is threatening landscape character. Other potential changes to landscape character relate to energy crops, mineral extraction (although sympathetic restoration has resulted in the creation of important new wetland landscape and habitats) and telecommunications. Tourism and recreation can also threaten landscape character.

3.2 Biodiversity

The District has a number of designated sites of international, national, regional and local conservation importance.

Figure 7 – Location of SSSIs and SACs in relation to West Berkshire and the North Wessex downs AONB.



- **Special Areas of Conservation (SAC):** There are three SACs in West Berkshire.

Area	Quality and importance	Vulnerability
River Lambourn	One of the best sites in the UK for Ramunculion Fluitantis and Callitriche-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, quality and habitat quality. Localised higher water nutrient levels and siltation associated with sewage treatment works.
Kennet and Lambourn Floodplain	On 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.

Area	Quality and importance	Vulnerability
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 process are allowed to prevail therefore, there are no known threats to groundwater levels.

- **Sites of Special Scientific Interest (SSSI):** West Berkshire currently has 51 SSSIs covering 1,348.9 ha⁵. The table below lists the habitat designations in West Berkshire.

Habitat designated	Number of sites
Alder Woodlands	1
Ancient Woodland	10
Ancient Woodland and Heathland	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	1
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

30 of the SSSIs are considered to be in a favourable state, with 17 sites in an unfavourable but recovering state. 2 sites (River Kennet and River Lambourn) are considered to be in an unfavourable no change state with 2 sites (Woolhampton Reed Bed and Boxford Chalk pit) considered to be 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:** There are three sites within the District.
 - Thatcham Reed Beds,
 - Hose Hill Lake,
 - Burghfield, and Padworth Common.
- **Wildlife Heritage Sites (WHS):** There are 508⁶ sites (6,401.69 ha) designated for their Wildlife Heritage in west Berkshire.

⁵ Natural England, 2013

- **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 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. 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.

Future trends: Thames Valley Environmental Records Centre have stated that without adequate protection, conservation and enhancement, the biodiversity and ecology of existing areas will continue to be threatened by development pressure.

3.3 Common Land

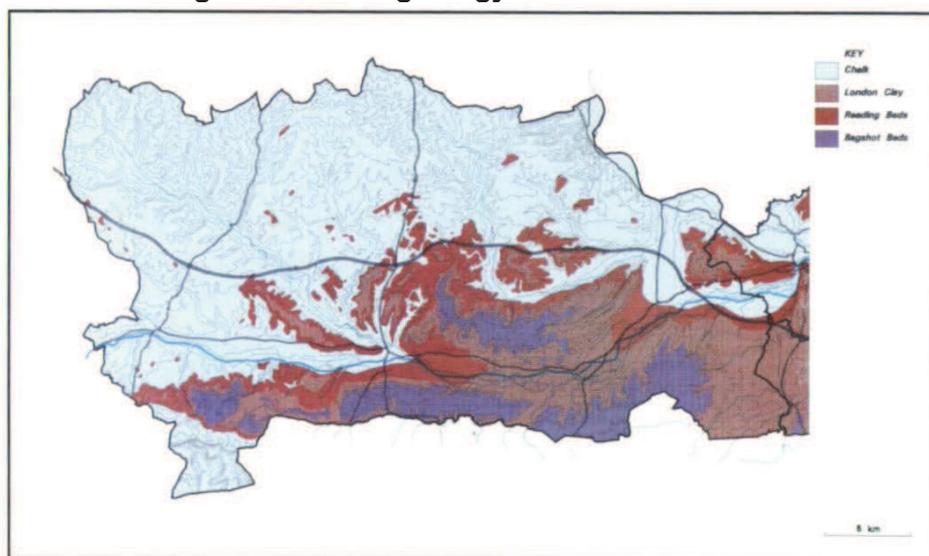
West Berkshire has a chain of commons throughout the area under pressure from recreational use, including town commons still under traditional grazing, such as Hungerford Common.

3.4 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 districts SSSIs have been identified for their geological value.

Figure 8 – Solid geology of West Berkshire.



⁶ Thames Valley Environmental Records Centre (TVERC), 2007

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

3.5 Historic Environment

There are 6436 items listed in the West Berkshire Historic Environmental Record (HER), which contains records of all the physical remains of past human activity in the district⁷. The HER contains details of all West Berkshire's nationally designated sites as well as structures and buildings of local interest.

West Berkshire's statutory designations include:

- **Listed Buildings:** The District has 1877 listed buildings; 42 Grade I, 107 Grade II*, and 1,728 Grade II. These include the Tudor mansions at Shaw House and Ufton Court, the Georgian mansion at Basildon Park, the Norman church of Avington, and the 1950's St Johns Church in Newbury. The 2012 list by English Heritage of buildings at risk included 8 listed buildings and structures at risk in West Berkshire.
- **Conservation Areas:** There are 52 designated conservation areas.
- **Scheduled Monuments:** Nearly 100 sites/structure are identified as Scheduled Monuments, including sites that lie across the District boundary. These include a wide range of types and chronological periods, including the Neolithic Long Barrow at Combe Gibbet, the extensive collection of Bronze Age barrows in the Lambourn Seven Barrows Group, the late medieval and Civil War site at Donnington Castle and the Cruise Missile storage facilities (GAMA Site) at Greenham Common.
- **Historic Parks and Gardens:** West Berkshire has 13 registered Parks and gardens which are formally designated by English Heritage.
- **Historic Battlefields:** There are two Historic Battlefields; Newbury I and II Civil War Battlefield sites. The Register specifically mentions the risk to the battlefield posed by potential development around its fringes.

The 2013 English Heritage "Heritage at Risk" Register identifies three buildings, six Scheduled Monuments, three historic parks and gardens and one battlefield at risk in West Berkshire. These are listed in the table below:

Table 3 - Heritage at Risk in West Berkshire

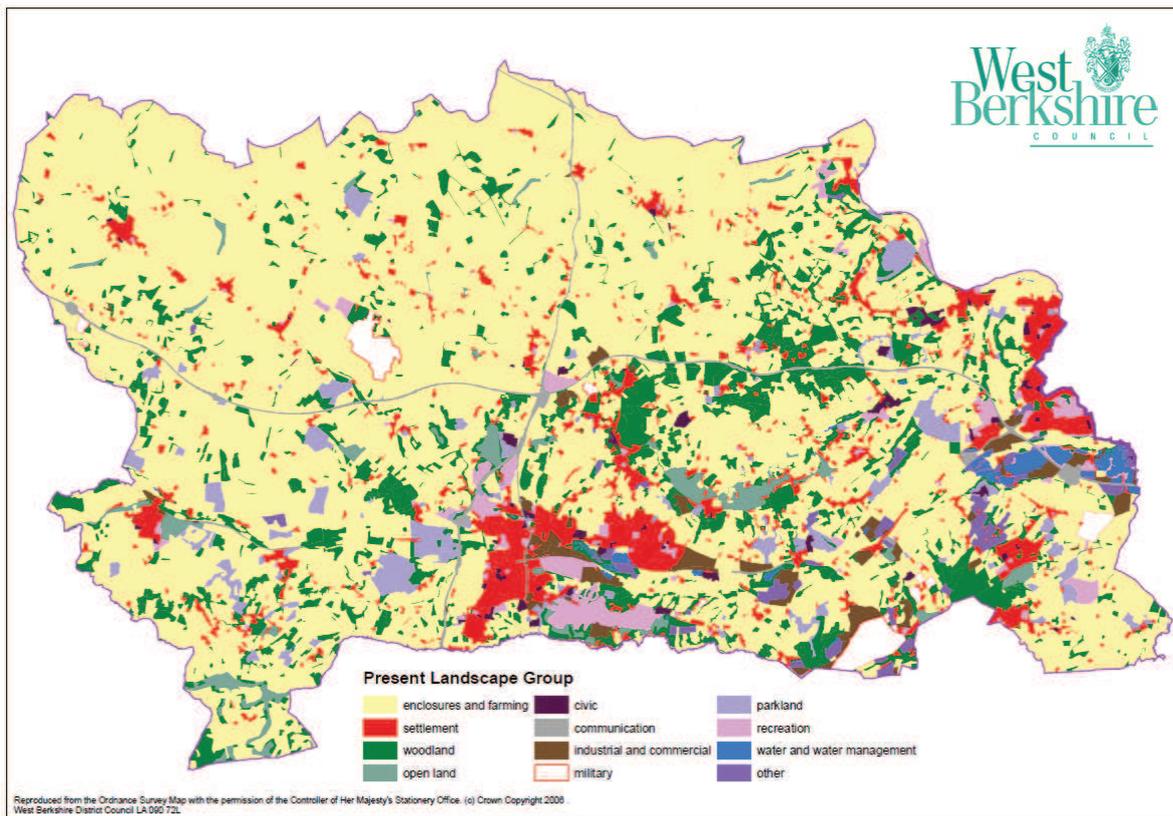
Site / Building at risk	Designation	Vulnerability
Chapel of St Leonard, East of Manor Farmhouse, Brimpton Road, Brimpton	Scheduled Monument and Listed Building grade II*	Vacant building
Pair of gate piers 204 meters east of entrance to Home Farm, Park Lane, Hampstead Marshall	Listed building grade I, RPG grade II	Eroding of brick work
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
Long Barrow at Combe Gibbet, Gallows Down, Combe / Inkpen	Scheduled Monument	Vehicle damage / erosion
East Ilsley Down round barrows, East Ilsley	Scheduled Monument	Arable ploughing
Long barrow on sheep down, 1km north of East Ilsley	Scheduled Monument	Arable ploughing
Bowl barrow 30m north of Bitham Lane, Inkpen	Scheduled Monument	Arable Ploughing

⁷ www.heritagegateway.org.uk

Site / Building at risk	Designation	Vulnerability
Two bowl barrows 500m NE of Stancombe Farm, Lambourn	Scheduled Monument	Animal burrowing
Membury Camp, Lambourn		Arable ploughing
Aldermaston Court, Aldermaston	Registered park and garden grad 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
First Battle of Newbury, Enborne / Newbury / Speen	Registered Battlefield, 4LBs	Housing development around fringes.

Mapping of current and past land use has recently been undertaken for all of West Berkshire as well as for the North Wessex Downs Area of Outstanding Natural Beauty through the Historic Landscape Characterisation Project.

Figure 9 – Present land use according to the Historic Landscape Characterisation Study for West Berkshire⁸.

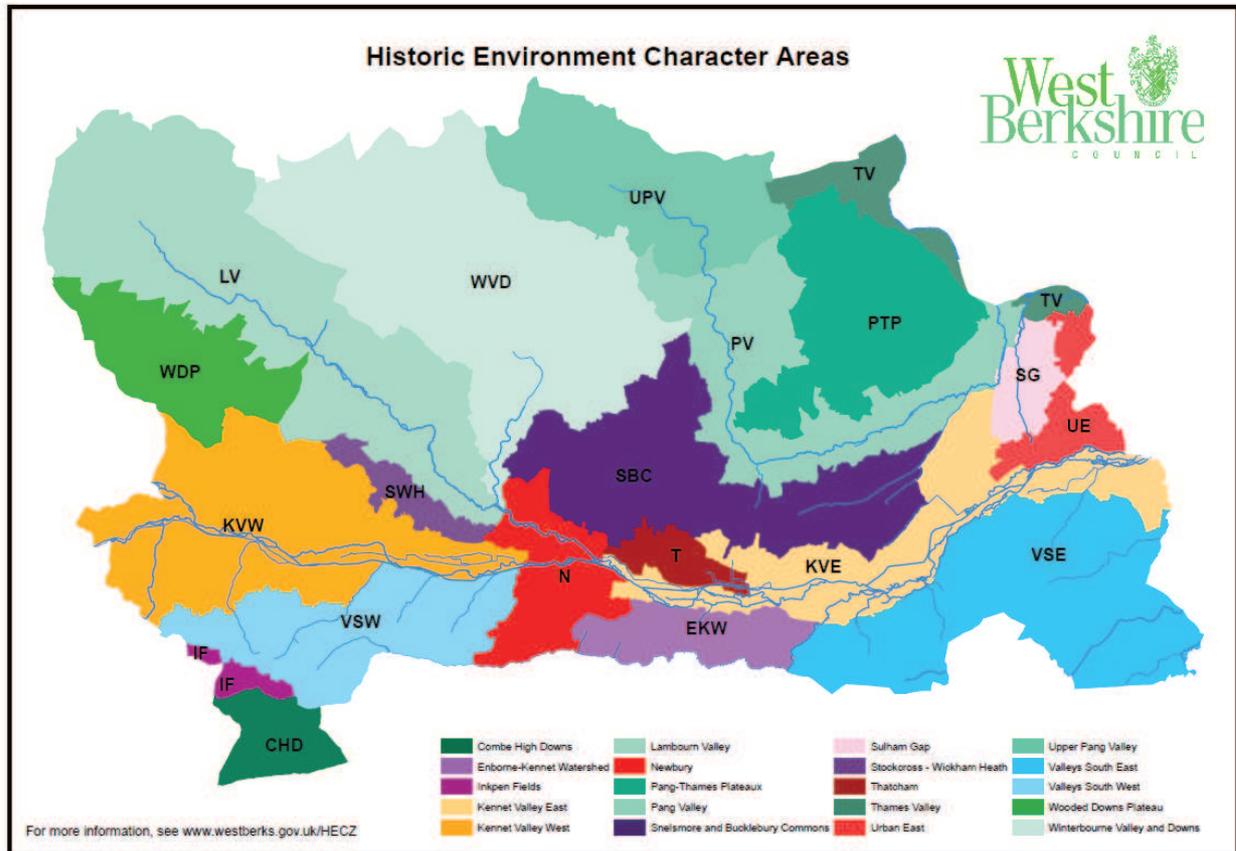


The Historic Environment Character Zoning (HECZ) project carried out by West Berkshire Council’s Archaeology Service aimed to identify distinct areas and zones where common characteristics could be mapped. Its objective was to provide a more comprehensive account of the historic environment resource that will enable the valuable and non-renewable historic features of the district to be better understood and better cared for into the future. The Historic Landscape Characterisation (HLC) project did not consider archaeology. The result

⁸ Historic Landscape Characterisation Project, West Berkshire Council, 2007

of this process was the division of the district into 23 Historic Environment Character Areas (HECAs), which were further subdivided into 91 Historic Environment Character Zones (HECZs). Each HECA has a similar landscape history and evolution as well as geographical characteristics; HECZs were identified by having common traits in archaeological monuments, buildings, land-use or settlement patterns.

Figure 10 – Historic Landscape Character Areas for West Berkshire⁹.



Reproduced from Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. (c) Crown Copyright 2009. West Berkshire District Council 100024151

Future trends: Conservation Area status has contributed to the conservation of the historic character of West Berkshire, although this is difficult to quantify. The conservation of historic buildings and areas has helped to sustain the distinctive communities in the District. Conservation needs are not necessarily incompatible with building new housing for local needs if care is taken over design.

3.6 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.

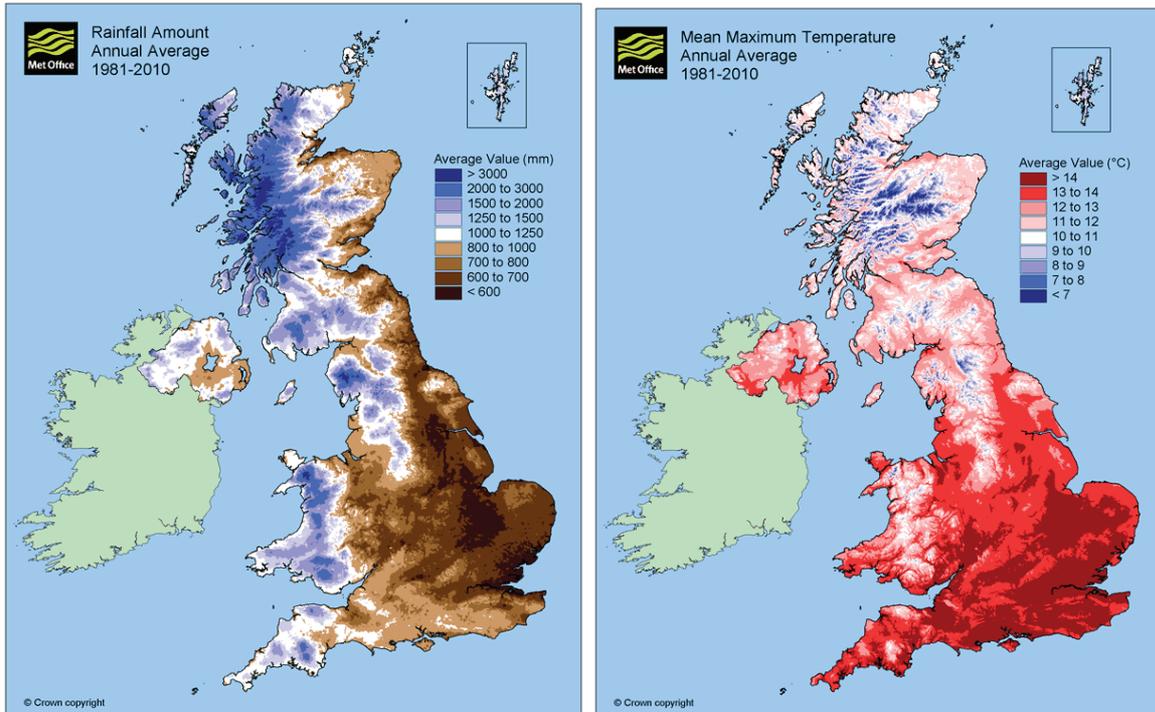
Changing weather patterns may be seen as direct indicators of climate change. The Met Office's average figures for the South East of England (South East and Central South) for 1981-2010 indicate that minimum daily temperatures ranged from 1.4°C in February to a minimum of 12.2°C in July, while maximum temperatures ranged from 7.5°C in January to

⁹ Historic Environment Character Zoning Project, West Berkshire Council, 2007

22.0°C in July. Average monthly rainfall in the South East varies from 51.7mm in July to 92.8mm in October with an average annual total of 787.6mm.

Figures 11 and 12 - Average annual rainfall (mm) and the average annual maximum temperature (°C) for 1981-2010.

Figure 12 – Average annual rainfall 1981 – 2010 Figure 13 – Average annual maximum temp. 1981 - 2010



Source: Met Office (Crown copyright). www.metoffice.gov.uk

The next set of climate change scenarios for the UK is known as UKCIP08¹⁰. The climate of the United Kingdom and recent trends¹¹ is the first in the UKCIP08 series of reports. Its 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.
- It is very likely that man-made greenhouse gas emissions caused most of the observed temperature rise since the mid 20th century.
- Global sea-level rise has accelerated between mid-19th century and mid-20th century, and is now about 3mm per year. It is likely that human activities have contributed between a quarter and a half of the rise in the last half of the 20th century.
- Central England Temperature has risen by about a degree Celsius since the 1970s.
- Temperatures in Scotland and Northern Ireland have risen by about 0.8 °C since about 1980, but this rise has not been attributed to specific causes.
- 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.

¹⁰ UK 21st Century Climate Scenarios, UK Climate Impacts Programme, 2008.

¹¹ The climate of the United Kingdom and recent trends, Geoff Jenkins, Matthew Perry and John Prior, Hadley Centre, Met Office, Exeter (December 2007)

- 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 rose by about 1mm/yr in the 20th century, corrected for land movement. The rate for the 1990s and 2000s has been higher than this.

Future trends: Understanding and adapting to the realities of climate change will be one of the challenges the District will be faced with. Climate change scenarios for the UK (UKCIP02) provide the best information on which to form an understanding of climate change, it shows that it is expected to be more pronounced in the South East than in any other UK region. Nationally it is estimated that there will be an annual warming by the 2080s of between 1 and 5 °C, with greater summer warming in the south-east than the north-west, 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 30% wetter than at present, and summers up to 50% drier¹². A changing climate will bring about more storms, heavier rain, stronger winds and more summer heat-waves. It will have an impact on the landscape and our lifestyles; 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.

3.7 Air Quality

The Council monitors air quality within West Berkshire. The principal source of air pollution in West Berkshire is exhaust emissions from road traffic.

Under the Environment Act, 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.

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 an Air Quality Management Area (AQMA) has been declared at one section of the A339 in Central Newbury. The associated Air Quality Management Plan (AQMP) has been developed and is being implemented. Levels of nitrogen dioxide are declining, which could be associated with the improvement to emissions from vehicle exhaust as well as implementation of the AQMP.

Future trends: Air quality continues to be monitored across the district, and delivery of the AQMA continues in the AQMA.

3.8 Water Quality

High levels of nitrates are found in areas of poor water quality. There are no Nitrate Sensitive Areas in West Berkshire, but there are large areas covered by Nitrate Vulnerable Zones (NVZs). NVZs apply to areas where surface and/or groundwater contains nitrate concentrations in excess of 50mg/l. 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

¹² UKCIP02 Climate Change Scenarios for the UK, UK Climate Impacts Programme, www.ukcip.org.uk.

mandatory Action Programme measures designed to protect both ground and surface waters against pollution caused by nitrates from agriculture.

In September 2011 62% 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
- Existing.

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

Future Trends: The South East Plan highlights that meeting water quality standards is a challenge for the region. 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. Turbidity of the water in the Kennet is also an issue locally.

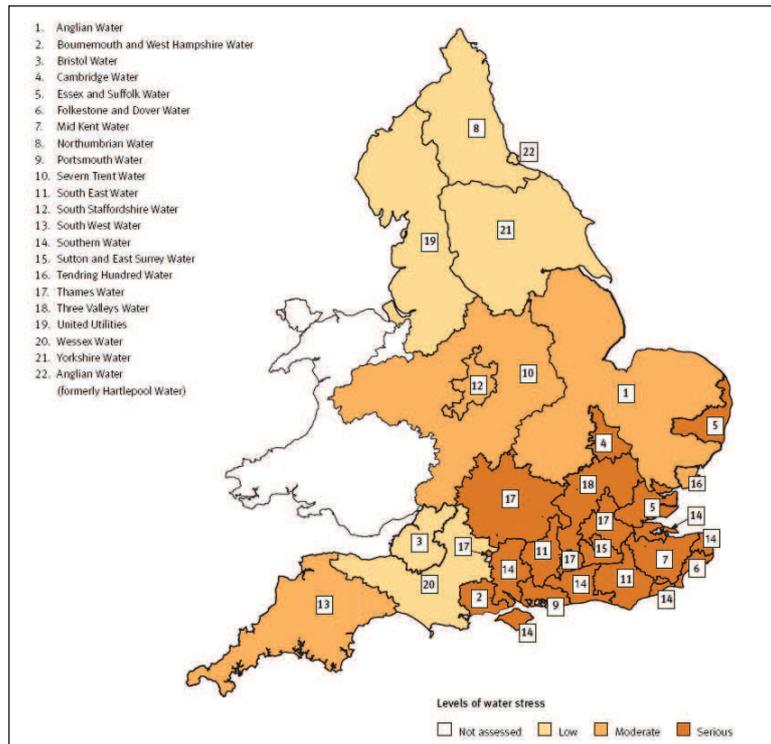
3.9 Water Resources

Water resources within West Berkshire are managed by water and wastewater services company Thames Water. The District is located within two (2) 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 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 abstraction¹³.

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. Thames Water has forecast that there will be a deficit of water of 60 million litres per day by 2030 in the SWOX zone unless new water resources are found. Water conservation measures are going to be required to ensure an adequate water supply into the future.

¹³ Water for people and the environment, Water Resources strategy for England and Wales (2009), Environment Agency, www.environment-agency.gov.uk

Figure 13 – Water Stressed Areas in England



Source: Environment Agency (Crown Copyright). www.environment-agency.gov.uk

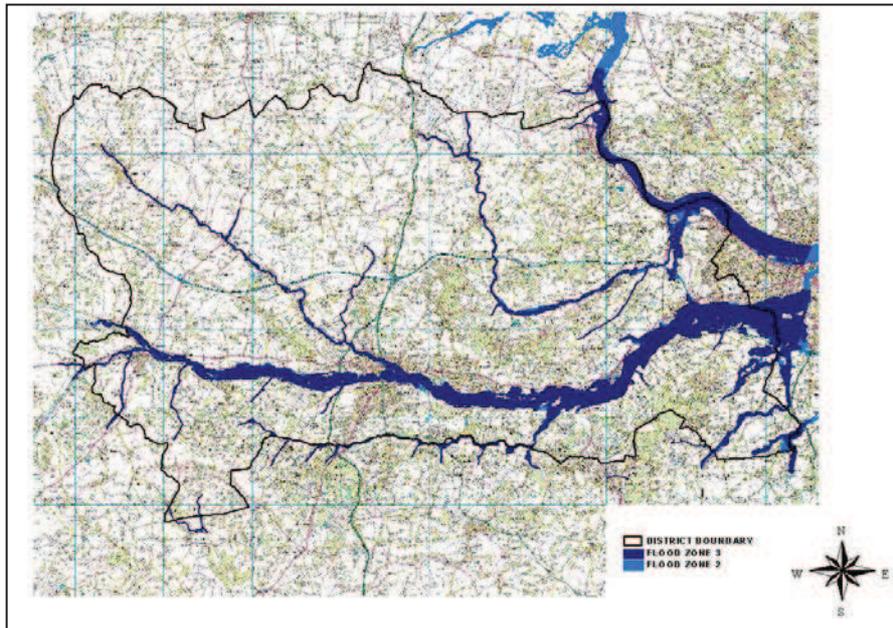
3.10 Flood Risk

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)¹⁴ 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 SFRA will inform the Site Allocations DPD and highlights requirements for specific development sites in relation to flood and drainage infrastructure.

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 were a timely reminder 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 and sewer flooding. The SFRA has delineated the District into zones of ‘low’, ‘medium’, and ‘high’ probability of fluvial flooding in accordance with PPS25, 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.

¹⁴ West Berkshire Council, Strategic Flood Risk Assessment Level 1, May 2008

Figure 14 – Flood Zone Map of West Berkshire

Source: Environment Agency (Crown Copyright). www.environment-agency.gov.uk

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.

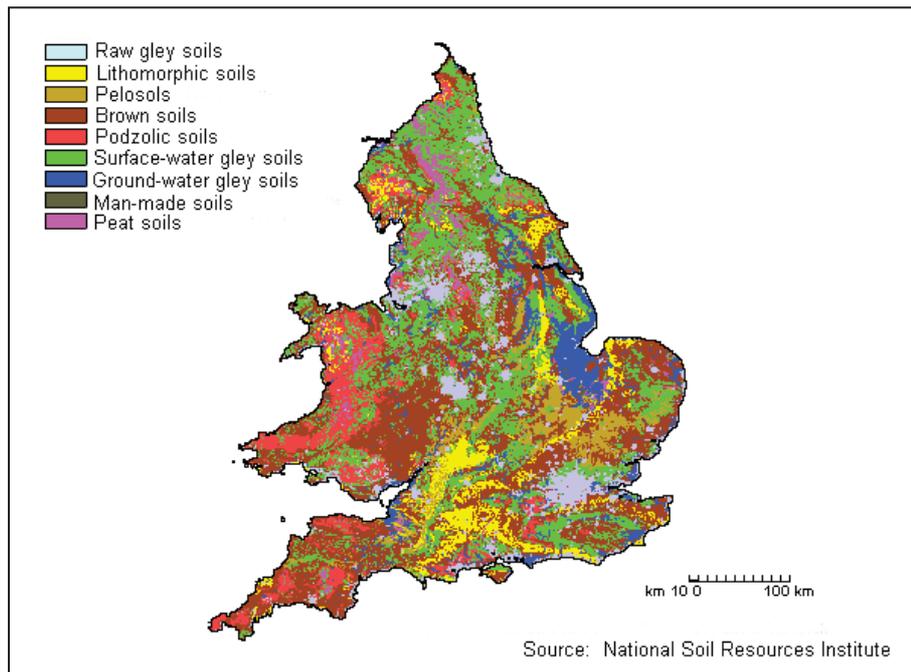
According to the SFRA for West Berkshire, climate change will not markedly increase the extent of river flooding within most areas of the District, however those properties (and areas) that are currently at risk of flooding may be susceptible to more frequent, more severe flooding in future years. The ‘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.

Climate change will increase flood risk as more intense rainfall will increase peak river flow. In the summer, dry soils are unable to absorb heavy rainfall fast enough which results in severe localised flooding. Winter soils will tend to be wetter on average and will similarly be unable to absorb heavy rainfall fast enough. These changes in rainfall duration and intensity will have direct implications on river flooding, local flash flooding and we could see areas not previously flooded experiencing flooding for the first time.

3.11 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 through intensive agricultural activities, contamination by heavy metals, nutrient loss, 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. DEFRA has developed a *Soil Action Plan for England (2004-2006)* and issued a draft *Soil Strategy for England* in March 2008. 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 health is a consideration in decisions made relating to land use planning. 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. The European Commission adopted the Thematic Strategy for Soil Protection and had been working towards a ‘Soil Framework Directive’.

4 Material Assets

4.1 Previously developed land

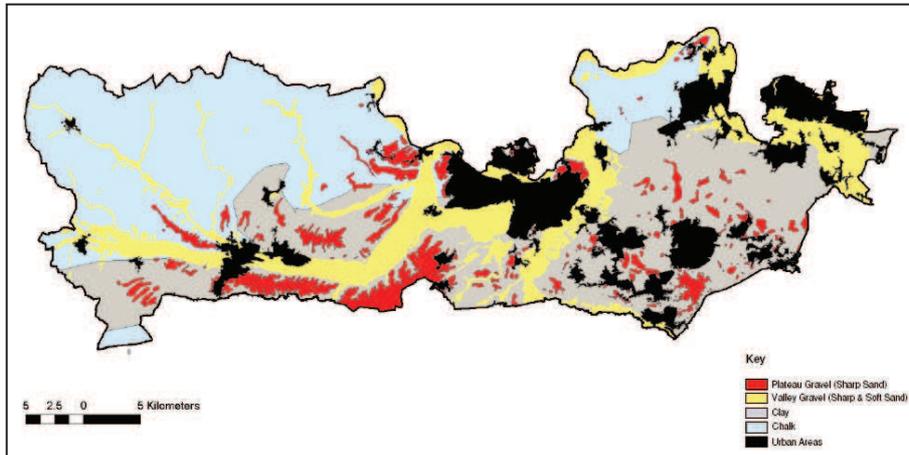
The NPPF encourages the re-use of previously developed land, and as such 78.5% of West Berkshire’s gross completions (2006/07 – 2011/12) have been on previously developed land

Future Trends: In line with continuing trends for the South East of England, it is anticipated that the amount of previously developed land available for development in West Berkshire will decline as government policy of focusing development on previously developed land continues to take effect. 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.

4.2 Minerals

West Berkshire has long been a major area for mineral extraction. Historically, clay and chalk were the main minerals produced, however since the beginning of the 20th Century, aggregates such as sand and gravel have been the main minerals extracted to supply the building and construction industry.

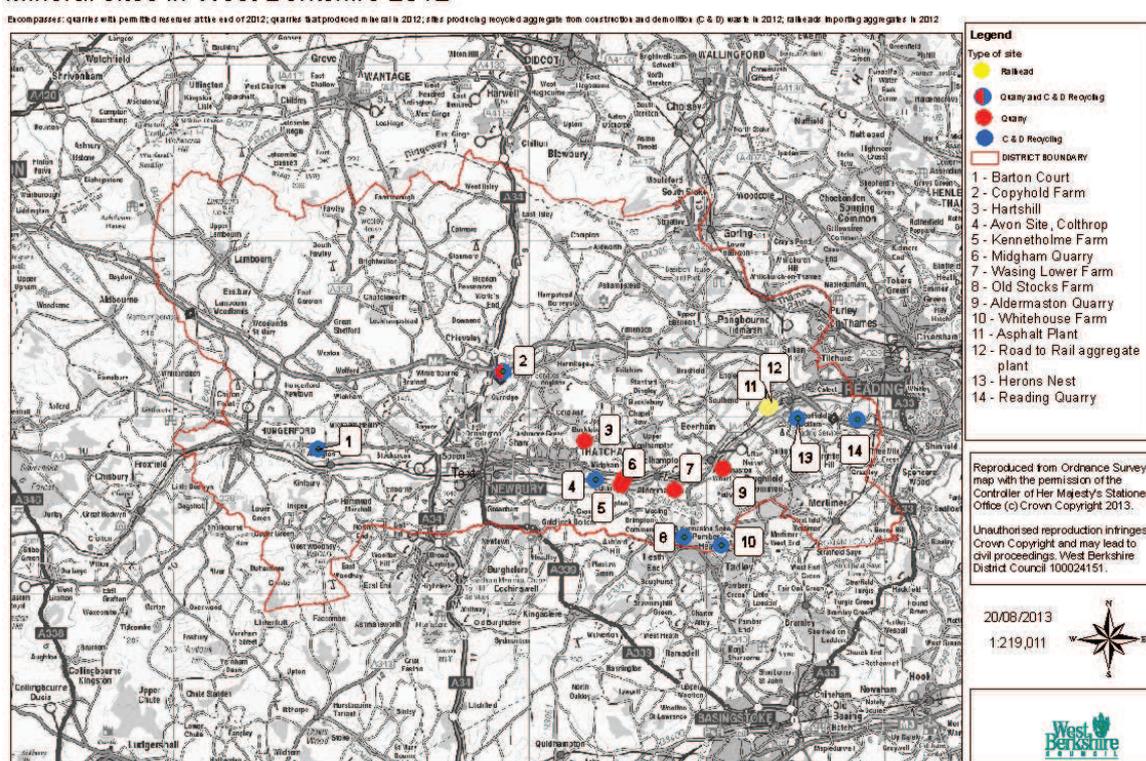
Figure 16 – West Berkshire Simplified Geology



Source: Berkshire Joint Strategic Planning Unit, Annual Monitoring Report 2007

West Berkshire includes two major depots for importing aggregates by rail. These are situated on adjacent sites at Theale, importing crushed rock from South Wales and Northern Ireland and marine dredged sand and gravel from Thames wharves. The map below shows West Berkshire’s active minerals sites.

Figure 17 – Mineral sites in West Berkshire



Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2013. West Berkshire District Council 100224151.

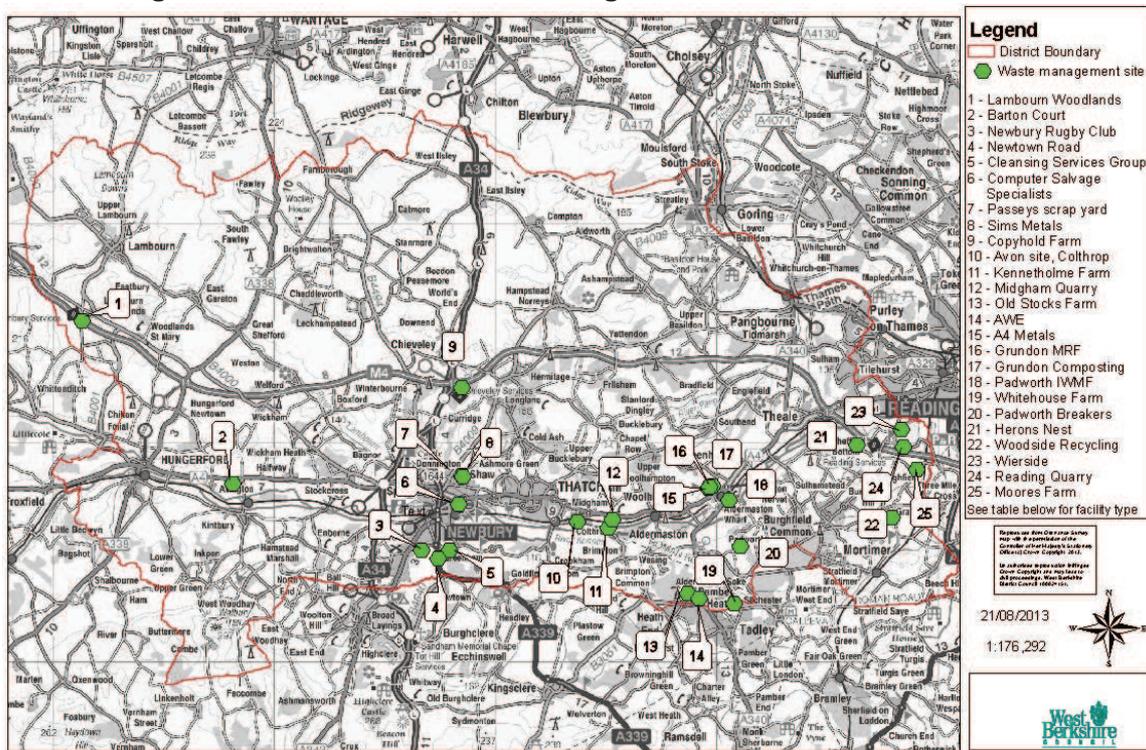
Future Trends: The recycling of aggregates is likely to increase in the future, with the demand for virgin aggregates for building and construction largely dependent on the economic situation.

Minerals are a finite resource and the reserves between Newbury and Thatcham and outside the AONB are largely worked out, as a result of this there is likely to be pressure for mineral development in the AONB.

4.3 Waste

In England about 228 million tonnes of waste per year is produced, about a quarter of which comes from homes and businesses. In West Berkshire just under 500,000 tonnes of waste was produced in 2011/12. Of this 16% was municipal solid waste, 31% from commercial and industrial waste, 49% from construction, demolition and evacuation and 4% 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



Reliance on landfill for municipal waste has reduced over time, from 65% of all waste in 2008/09 to 20% in 2011/12. The table below shows the trend in waste management.

Table 4 – Waste generated by West Berkshire

	2008/09	2009/10	2010/11	2011/12
% Composted	2.2%	16.9%	17.6%	21.2%
% Recycled	31.7%	22.8%	23.2%	24.4%
% Disposed of to Landfill	65%	47%	44%	20%
% energy from waste	0.3%	11.6%	13%	31.4%

Source: Waste Management, October 2012, West Berkshire Council

Future Trends: The Government has set challenging targets to increase the recycling of household waste and reduce dependence on landfill. The England Waste Strategy 2007 sets

out targets for recycling and composting. For recycling and composting of household waste the target is at least 45% by 2015 and 50% by 2020; and in the recovery of municipal waste 67% by 2015 and 75% by 2020.¹⁵ The use of technologies, such as Anaerobic Digestion and using Combined Heat and Power are also becoming more prevalent with the increasing pressures of carbon emission reduction. In response, to these challenges, West Berkshire Council has developed a Waste Management Strategy (2002–2022) to tackle the above strategic waste management issues facing West Berkshire and to plan for the future.

4.4 Renewable Energy

West Berkshire is one of the highest electricity users in the South East, and is in the upper quartile of local authorities for CO₂ emissions within the region. On a per capita basis domestic CO₂ emissions are higher than the national average (2.7 tonnes compared to 2.4 tonnes nationally¹⁶).

The Climate Act 2008 established a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% below base year levels by 2050.

Development plans should support in principle the development of renewable energy and develop criteria based policies. Such development needs to be located and designed to minimise adverse impacts on landscape, wildlife and amenity. A strategic landscape sensitivity study for wind turbine development has been undertaken by the North Wessex Downs AONB which will be used to inform the production of the SAD DPD.

Future Trends: Domestic energy consumption has been declining since 2005 accompanied by a decline in domestic CO₂ emissions. It is likely that with continued promotion of reducing energy consumption and policies aimed at improving energy efficiency that this decline will continue.

4.5 Economy

West Berkshire is located in the Thames Valley sub region which is a world class business region and one of Europe's fastest growing economies. The Thames Valley sub-region accounts for 15% of UK computer services employment. Over the next 10 years, according to the Thames Valley Economic Partnership (TVEP), this area will grow at a faster rate than the South East and the UK as a whole, and is expected to generate 105,000 new jobs by 2015. The Thames Valley sub region is a base for 65 of the world's top 250 company spenders on Research and Development.

West Berkshire has a strong industrial base characterised by new technology industries with a strong service sector and several manufacturing and distribution firms. International companies with an office or base in West Berkshire include; Vodafone, Bayer and Striker. The Atomic Weapons Establishment (AWE) at Aldermaston is also an important centre for employment. In 2012 82.6% of the working age population in West Berkshire was economically active (i.e. are either employed, or unemployed but available to start work, looking for work, or waiting to start a job). 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.

Like other areas nationally, West Berkshire is experiencing the negative effects of the economic downturn. There has been a decrease in house prices and a rise in unemployment in the area. The number of job seekers in West Berkshire is now at levels not seen since the last recession. However, West Berkshire, like other areas in the Thames Valley, is a resilient economy and likely to drive economic recovery. Despite this, the recession will present a number of challenges for West Berkshire Council and other bodies.

¹⁵ England Waste Strategy 2007, DEFRA

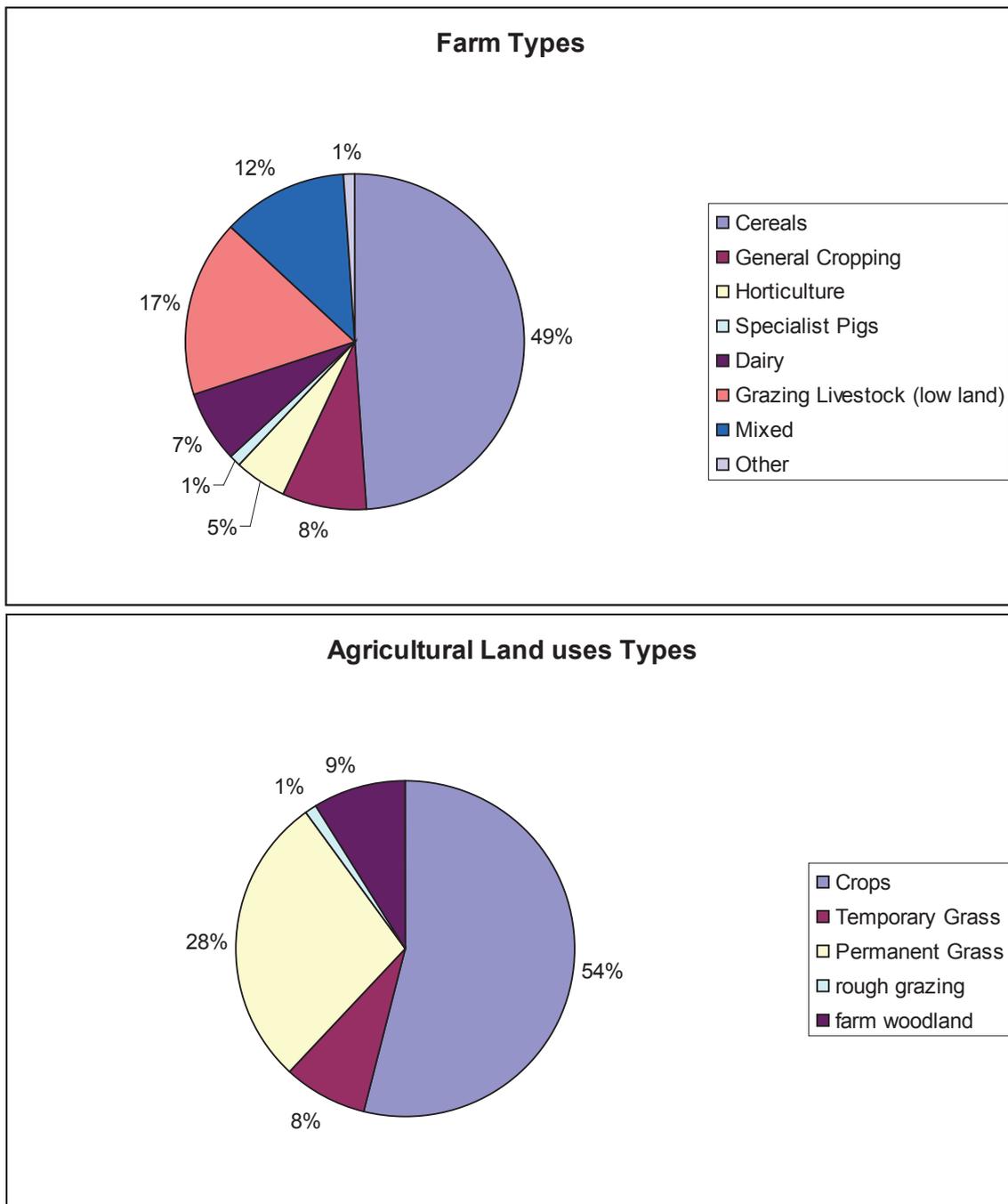
¹⁶ HECA Data Report West Berkshire Council, United Sustainable Energy Agency, 2010

4.6 Agriculture

Defra’s agricultural census for June 2010 shows that there were 65,580 ha of agriculturally managed land in Berkshire managed by some 635 agricultural holdings. There are 2284 people employed directly in the agricultural sector in West Berkshire.

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.

Figures 19 and 20 - Farm types and Agricultural land use types in West Berkshire



Source: June 2010 Agricultural and Horticultural Survey – England

Future Trends: The Government has identified a vision for the future of British agriculture in Defra’s *Farming for the Future Programme*¹⁷. 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 health¹⁸.

4.7 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 £199.91 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 £211,682,000.¹⁹

Future Trends: 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.

4.8 Employment

82.6% of the working age population in West Berkshire are considered to be economically active, a slight decrease on the figure in 2010/11 (82.9%). Of these 78.8% are in employment, compared to 74.6% in the south east and 70.5% nationally. 11.7% of the working age population are self-employed compared to the national rate of 9.6%.

Despite the recession levels of unemployment in West Berkshire have remained relatively low, and continue to be below the national average. In August 2012, 1.8% of working age people in West Berkshire were claiming Job Seekers Allowance, a rise from 0.8% in January 2008, although claimants peaked at 2.1% in February 2009. Nationally 3.8% of the working age population are claiming Job Seekers Allowance. The table below indicate the main sectors of employment in West Berkshire:

Table 5 – Employment by sector

	West Berkshire (%)	South East (%)	England & Wales (%)
Manufacturing	8	7	9
Construction	8	8	8
Retail / Wholesale	16	16	16
Public Utilities (electricity, gas, water)	2	1	1
Information & Communication, finance &	14	10	8

¹⁷ Farming for the Future Programme, <http://www.defra.gov.uk/farm/policy/future/index.htm>

¹⁸ Information taken from Defra Departmental Report 2008, Defra, May 2008. www.defra.gov.uk

¹⁹ The Economic Impact of Tourism, West Berkshire, July 2007, Tourism South East Research Services.

	West Berkshire (%)	South East (%)	England & Wales (%)
Insurance activities			
Public Admin, education & Health	24	28	28
Professional, scientific & Technical activities	8	8	7
Accommodation & Food service activities	4	5	6
Transport & Storage	4	5	5
Other	13	13	12

Source: ONS, Census 2011

Over 85% of businesses have 10 or fewer people working in them and these account for 23% of total employment, meaning that the majority of businesses in West Berkshire are small to medium in size.

Future Trends: There are a number of issues facing West Berkshire due to its location within the Thames Valley. Sustainable economic growth in the area is threatened by congestion, delays on the area's transport systems, a shortage of labour with the appropriate range of skills, the high cost of housing in the area and pressures on essential services and infrastructure. The Council's Core Strategy aims to "to help maintain a strong, diverse and sustainable economic base in West Berkshire."

4.9 Transport

West Berkshire is served by the M4 motorway, and the A4, A34 and A339 trunk roads providing good road access to major urban areas outside of the district, including Oxford, London, Swindon and Bristol. Although links to and from the area are good, the largely rural nature of West Berkshire makes accessibility within the district more of an issue. A large proportion of the residents live in rural towns, villages and hamlets and, through the difficulty in providing viable public transport to these areas, are dependent on the motor car for access to services and facilities.

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. The disabled are quite well catered for both as individuals and as groups on public transport in West Berkshire; buses have a terminal and priority access to Newbury's principal shopping street, and there is a telephone information service for bus and route times. Bus services are provided in the majority of towns and larger villages in West Berkshire. In addition there are a number of community transport schemes ranging from community buses to cars that help ensure provision and access across the district.

The rural nature, dispersed population and affluence of West Berkshire can be considered problematic for the provision of a frequent and financially viable bus service as people tend to sway towards the convenience of the car. There is a relatively high level of car ownership and usage in West Berkshire. The 2011 census shows that there were 132,000 vehicles licensed in the district (Department for Transport Vehicle License Data). Of these vehicles 105,000 are cars and this amounts to 1.6 cars per household in the district, compared to 1.6 for the South East, or 1.4 for England more widely.

The 2011 census shows that for West Berkshire, 71% of people travelled to work by car. This is significantly higher than the South East average of 66%, or for England and Wales (62.6%). A relatively lower proportion of people use public transport to get to work, perhaps 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.

Table 6 – Modes of travel to work

	West Berkshire (%)	South East (%)	England and Wales (%)
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

The distance travelled to work, as shown in the 2011 Census, shows that for working aged residents of West Berkshire, the average distance travelled is 16.9km (10 miles), an increase of 2km from the 2001 Census. The England and Wales average at 2011 was 15km.

Distance travelled	Total persons	% Working people
Less than 2km	12,398	15%
2km to less than 5km	12,674	16%
5km to less than 10km	11,932	15%
10km to less than 20km	10,948	13%
20km to less than 30km	6,241	8%
30km to less than 40km	2,997	4%
40km to less than 60km	2,827	3%
60km and over	4,124	5%
Working mainly from home	10,689	13%
Other	6,849	8%
Total distance	1,081,177km	
Average distance (km)	16.9	
Total persons in West Berkshire in employment (16-74 years)	81,679	

Source: Census 2011

Accidents: In 2012, there were 484 casualties in West Berkshire, (21% of which occurred on the A34 and M4). The number of vehicle accidents in West Berkshire resulting in fatalities or serious injuries has been decreasing over the last seven years. Since 2003 the rate of casualties (total of fatal, serious and slight) per 1000 population has been consistently lower for West Berkshire than for the rate for the Thames Valley as a whole

Future Trends: Despite traffic levels showing a decline in overall traffic levels, it is estimated that the longer term trend of continual traffic growth will continue. Forecasts from the National Transport Model suggest that motor vehicle traffic in 2035 will be 43% higher than in 2003. Rail passenger demand is predicted to continue growing, especially with electrification of the line between London and Newbury.

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.

Appendix 3 – Compatibility of the SA Objectives with the West Berkshire Housing Site Allocations Objectives

	Sustainability Objectives								
	1	2	3	4	5	6	7	8	9
West Berkshire Housing Site Allocations DPD Objectives	To improve health and well being and reduce inequalities	To safeguard and improve accessibility to services and facilities	To improve and promote opportunities for sustainable travel	To protect and enhance the natural the environment	Ensure that the built, historic and cultural environment is conserved and enhanced	To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	To improve the efficiency of land use	To reduce consumption of natural resources and manage their use efficiently	To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change
A: Tackling Climate Change	+	+	++	++	0	+	+	++	++
<i>Comments:</i>									
B: Housing Growth	++	++	+	+/?	0	?	++	?	?
<i>Comments:</i>	5/6/7/8/9/10: Care needs to be taken to also ensure that new residential development adheres to sustainable development principles and minimises consumption of natural resources								
C: Housing Needs	++	++	+	+/?	0	?	++	?	?
<i>Comments:</i>	5/6/7/8/9/10: care needs to be taken to also ensure that new residential development adheres to sustainable development principles 11: consideration needs to be given to the proximity of housing proposals to local employment opportunities								
D: Infrastructure Requirements	+	+	+	0	0	0	0	0	0

Sustainability Objectives									
	1	2	3	4	5	6	7	8	9
West Berkshire Housing Site Allocations DPD Objectives	To improve health and well being and reduce inequalities	To safeguard and improve accessibility to services and facilities	To improve and promote opportunities for sustainable travel	To protect and enhance the natural the environment	Ensure that the built, historic and cultural environment is conserved and enhanced	To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	To improve the efficiency of land use	To reduce consumption of natural resources and mange their use efficiently	To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change
<i>Comments:</i>	5/6/7/8/9/10: care needs to be taken to also ensure that new residential development adheres to sustainable development principles								
E: Heritage	0	0	0	++	++	+	0	0	0
<i>Comments:</i>									

- Key:
- ++ Strongly supports sustainable objectives
 - + Supports sustainable objectives
 - 0 Neutral
 - ? Uncertain
 - Works against sustainable objectives
 - Works strongly against sustainable objectives

Housing Site Allocations DPD objectives:

A. 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

B. Housing Growth

To deliver at least 10,500 homes across West Berkshire between 2006 – 2026. 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.

C. 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.

D. 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.

E. 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.

Appendix 4 – Glossary

Term	Acronym	Definition
Adoption		Formal approval by the Council of an LDD whereupon it achieves its full weight.
Alternatives		Different ways of achieving the Plan objectives. Sometimes referred to as Options.
Annual Monitoring Report	AMR	Annual statement analysing the implementation of policies. Produced in December. This is a statutory requirement of the new planning system.
Appropriate Assessment	AA	Regulations require that an appropriate assessment is carried out to determine the impact of plans and projects on sites of European importance for nature conservation.
Area of Outstanding Natural Beauty	AONB	Areas of land designated under the National Parks and Access to the Countryside Act 1949, where the primary purpose is the conservation and enhancement of natural beauty, which includes protecting flora, fauna, geology and landscape features. Natural England is responsible for formally designated AONBs and advising on policies for their protection. 74% of West Berkshire is within the North Wessex Downs AONB.
Air Quality Management Area	AQMA	Area designated (under the Environment Act) by local authorities following local assessment of air quality where individual pollutants are forecast to exceed standards defined in the National Air Quality Strategy.
Berkshire Buckinghamshire & Oxfordshire Wildlife Trust	BBOWT	An independent country-based trust working to conserve and enhance wildlife
Biodiversity Action Plan	BAP	A Plan with a list of actions designated to protect and restore biological systems
Biodiversity Opportunity Area	BOA	An area identified to have the greatest opportunity for habitat creation and recreation
Building Research Establishment Environmental Assessment Method	BREEAM	An environmental assessment method for buildings which sets standards for best practice in sustainable design
Conformity		LDD's normally have to fit in to the policies set out in higher documents = conformity
Conservation Area		Area of special architectural or historical interest.
Core Strategy		The overall spatial planning policies and objectives for an area.
Council Strategy		Statement of the Council's aims and priorities.
Council		In this context, the local planning authority; in this case West Berkshire Council. References to full Council are to the meeting of all elected members which is the Council's supreme decision making body.
Cumulative Effects		Effects that result from changes caused by a project, plan, programme or policy in association with other past, present or reasonably foreseeable future plans and actions.
Department of Communities and Local Government	DCLG	Communities and Local Government sets policy on local government, housing, urban regeneration, planning and fire and rescue. Replaced the ODPM.
Development Plan Document	DPD	A statutory document which is the primary consideration in determining planning applications. It is required to undergo public testing (inquiry or examination before an independent inspector or panel).
Environment Agency	EA	Public body for protecting and improving the environment in England and Wales.
Evidence Base		Background information on the District, including its needs and predictions of what might be needed in the future
Examination		In this context the forum at which an independent inspector considers the soundness of a development plan document.
Executive		In this case, the Council's lead decision making body comprised of elected members.
Geographical Information System	GIS	Technology that manages, analyses, and disseminates geographic knowledge.

Term	Acronym	Definition
Housing Trajectory		Diagram showing housing delivery and expected trends of development.
Indicator		Measurement of change to a system or objective.
Infrastructure Delivery Plan	IDP	A document which identifies future infrastructure and services needs for the district over the Core Strategy period
Landfill		The disposal of waste material by tipping into voids in the ground.
Local Development Documents	LDD	<p>The Town and Country Planning (Local Planning) (England) Regulations 2012 define a LDD as:</p> <p><i>“Any document prepared by a local planning authority individually or in cooperation with one or more other local planning authorities, which contains statements regarding one or more of the following –</i></p> <p><i>(i) the development and use of land which the local planning authority wish to encourage during any specified period;</i></p> <p><i>(ii) the allocation of sites for a particular type of development or use;</i></p> <p><i>(iii) any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i); and</i></p> <p><i>(iv) development management and site allocation policies, which are intended to guide the determination of applications for planning permission.”</i></p> <p>LDDs therefore include the local plan and related SPDs, along with the AMR. As the statement of community involvement refers to part of the process of plan preparation, it is also defined as a local development document (but it is not a development plan document as it does not contain policies for use of land).</p>
Local Development Scheme	LDS	A public statement of the Council’s programme for the production of development plan documents.
Local Plan		The portfolio of LDDs that provides the framework for delivering the spatial strategy for the area
Local Strategic Partnership	LSP	A grouping of local stakeholders – local councils, business, voluntary sector – working together in the local community. The local LSP is the West Berkshire Partnership Board.
Local Transport Plan	LTP	A plan setting out a transport planning policy framework and strategy for the delivery of local transport measures until 2026
Listed Building		Building included on a list of buildings of architectural or historic interest.
Material consideration		A factor or document which can be taken into account in deciding a planning application.
Mitigation		Measures to avoid, reduce or offset the adverse effects of the plan on sustainability
Monitoring		Check of effectiveness of policies
National Planning Policy Framework	NPPF	A simplified set of national policies published by the government in March 2012 that replaces the government guidance formerly contained in Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs), Minerals Planning Guidance Notes (MPGs) and Minerals Policy Statements (MPS’).
National Planning Practice Guidance	NPPG	On-line guidance produced by the Department for Communities and Local Government in March 2014 that supplements the NPPF and supersedes previous planning practice guidance
Objective		Statement of what is intended, specifying the desired direction of change
Office Deputy Prime Minister	ODPM	Former government department whose responsibilities have now been taken over by the Department of Communities and Local Government
Planning Inspectorate		National agency which supplies independent planning inspectors. Their main work is the processing of planning and enforcement appeals and holding examinations into regional spatial strategies and local development frameworks.

Term	Acronym	Definition
Previously Developed Land	PDL	Previously Developed Land. Defined by Government as land which 'is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.' ¹
Planning Policy Guidance	PPG	Government statement of its planning policy. Were gradually being replaced by PPS' but now replaced by the NPPF and NPPG
Planning Policy Statements	PPS	Former Government statement of its planning policies. Now replaced by the NPPF and NPPG, although PPS10 (Waste) will remain in place until replaced by a revised PPS10 and the National Waste Management Plan for England is released.
Public Examination	EPP	See Examination above.
Primary Aggregates		Naturally occurring sand, gravel and hard rock used for construction purposes
Recycled Materials		Aggregate materials that are recovered from construction and demolition processes and from excavation on construction sites.
Special Area of Conservation	SAC	An SSSI additionally designated a Special Area of Conservation.
Special Protection Area	SPA	An are designated to protect the habitats of threatened species of wildlife under EU Directive 92/43
Sustainable Community Strategy		Strategic objectives and action plan produced by the LSP (see LSP Below).
Sustainable Urban Drainage	SUDs	
Sustainability Appraisal	SA	A single appraisal tool which provides for the systematic identification and evaluation of the economic, social and environmental impacts of a proposal
Scheduled Ancient Monument		Nationally important archaeological site included in the Schedule of Ancient Monuments.
Statement of Community Involvement	SCI	Adopted document setting out the Council's policy for involving the community in the preparation and revision of planning policy documents, and in the consideration of planning applications within the District.
Scoping		Process of deciding the scope and level of detail of the SEA.
Screening		Process of deciding if a plan or programme requires an SEA or other assessment.
Spatial Strategy		An integrated planning/development strategy aiming to achieve a range of objectives.
Stakeholder		In this context an organisation or individual with an interest in local planning matters.
Strategic Environmental Assessment	SEA	A process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided.
Special Protection Area	SPA	Strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), also known as the Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species. The nearest such area to West Berkshire is the Thames Basin Heaths.
Supplementary Planning Document	SPD	A LDD which does not have DPD status but which is taken into account as a material consideration in the determination of planning applications
Supplementary Planning Guidance	SPG	Planning guidance produced under the previous planning system. They give additional guidance in support of policies in statutory planning documents
Site of Specific Scientific Interest	SSSI	Sites of Special Scientific Interest. Areas of national nature conservation or wildlife importance protected under the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000. SSSIs are identified by Natural England
Submission		Stage at which a prepared DPD is presented to Secretary of State.

¹ Definition taken from NPPF, Annex 2

Term	Acronym	Definition
Thames Valley Environmental Records Centre	TVERC	A 'not for profit' operation run by a partnership of organisations that collect or need to use information about the natural environment
Unitary Authority	UA	Administrative unit of Great Britain. Since 1996 the two-tier structure of local government has ceased to exist in Scotland and Wales, and in some parts of England, and has been replaced by unitary authorities, responsible for all local government services.
Village Design Statement	VDS	Local design guidance produced by local community and adopted by the Council.
West Berkshire Core Strategy	WBCS	See Core Strategy
West Berkshire Partnership	WBP	The LSP for West Berkshire.

Appendix 5 - SAD SA scoping report environmental bodies consultation responses (October 2013)

	Respondent	Comments	Council Response
1	English Heritage	<p>EH has published guidance on SEA / SAs</p> <p>Appendix 1 (Relevant plans and programmes) should include reference to The European Convention on the Protection of Archaeological Heritage, The Convention for the Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. PPGs 4, 15, 16, 21 have been superseded by NPPF. Reference should be made to Berkshire Historic Environment Character zoning Project and West Berkshire Historic Environment Action Plan.</p> <p>Appendix 2 (Baseline) should include reference to non-designated heritage assets. The Register specifically mentions the threat to the battlefield as being housing development around its fringes. SAD will increase / decrease this risk</p> <p>Sources of information should be identified and include Historic Environmental Record and the Heritage at Risk Register. The first identified sustainability issue should specifically refer to the historic environment and the heritage assets therein.</p> <p>Welcome and support Sustainability Objective 6 and identified sub-objectives. Sub-objectives could also include “provide for increased access to and enjoyment of the historic environment” Indicators could include</p> <ul style="list-style-type: none"> - no and % of all designated heritage assets at risk - no of applications approved contrary to the advice of the Council’s conservation or archaeological advisor - % change in visits to historic sites 	<p>Guidance has been accessed and will be used to inform the SA Suggested documents have been added to the Policy section</p> <p>PPGs have been removed from policy section Reference made to these documents in the policy section.</p> <p>Reference to the battlefield At Risk has been included in baseline information.</p> <p>Sources of information have been added to the baseline The following has been added to the sustainability issues: <u>Protecting the historic environment and the heritage assets therein</u> The following has been added as 6.4 of the sustainability objectives: <u>6.4 Provide for increased access to and enjoyment of the historic environment</u> The following changes have been made to the indicators: Combined all heritage asset indicators into one – added <u>No. and % of all designated heritage assets at risk</u> and deleted <u>No. of Scheduled Monuments at Risk</u> <u>No. and % Listed Buildings indicated as “at risk” by English Heritage and not rescued</u> Added two new indicators</p>

	Respondent	Comments	Council Response
			<u>No. of applications approved contrary to the advice of the Council's conservation officer and % change in visits to historic sites.</u>
2	Natural England	No comment to make at this time	No response required.
3	Environment Agency	Recommend updating the council's level 1 SFRA and level 2 SFRA for specific sites. Generally satisfied with the framework set out Satisfied with the objective to adapt climate change and the sub objective to manage flood risk. Suggest the indicator should include the Lead Local Flood Authority and other relevant bodies as the EA are not wholly responsible for all sources of flooding.	Work has started on updating the SFRA. Added LLFA and other relevant bodies to the indicator for sub objective 10.2

Appendix 6 – Site Selection Criteria

The Criteria for the site selection process are listed below along with a justification as to why each criteria was chosen.

A) Automatic Exclusions		
Exclusion Criteria	Details	Justification
Less than 5 dwellings		Site is too small to be allocated, the majority of these sites will be considered as part of the settlement boundary review.
Planning Permission		These sites do not need to be allocated as they already have planning permission
Within flood zone 3		The NPPF states that residential development is not compatible or suitable in Flood Zone 3. Only sites completely in FZ3 has been excluded at this stage. Further details of the flood risk are taken into consideration at the next stage of assessment.
Within significant national or international habitat/environmental/historical protection	SSSI, SAC, SPA, Registered Battlefield Grade 1 / II* Park and Gardens	NPPF states that SSSIs, SACs and SPAs should have the same level of protection as European Sites. Therefore sites within these areas have been excluded. The NPPF also states that great weight should be given to significant heritage assets and their settings, and substantial harm to or loss of designated heritage assets of the highest significance (eg. battlefield and Grade I and II* registered parks and gardens) should be wholly exceptional, therefore sites which these designations have also been excluded. The Registered Battlefield and Sandleford Priory historic park and gardens are included on the English Heritage 'At Risk' Register.
Landscape	Adverse impact on the character of the AONB (from LSA)	The NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB. Landscape Assessments have been carried out on the sites in the AONB, and where this indicates development would cause harm to the AONB the sites have been excluded.
SHLAA Assessment	Not currently developable	Sites assessed in the SHLAA as not currently developable imply that there are issues with the site that could not easily be resolved within the plan period, or would impact significantly on the deliverability or availability of the site.
Land Use	Protected Employment Land	Areas within a Protected Employment Land designation are protected by policy and without a review of the employment policy it is not acceptable to release land for housing development.
AWE consultation zone	Inner	Government policy limits development within inner Land Use planning consultation zones. This is regulated by ONR. Development within the inner zone is unlikely to receive approval from ONR.
Relationship to the surrounding area	Relative scale in relation to existing settlement	The focus for development is in the Settlement Hierarchy. Within in this each settlement has a role and function. Where the size of a site would be out of keeping with this the site has been excluded.
Within settlement boundary		Sites within the settlement boundary do not need to be allocated as there is a presumption in favour of development.

B) Considerations					
Criteria	Details	Justification	Response		
Land Use	Previously developed land	Sites on Brownfield land are considered more favourably than Greenfield sites.	N Greenfield		Y Brownfield
	Racehorse Industry	Some sites are currently used in the horse racing industry. Core Strategy Policy CS12 Would need to be taken into account if considering allocating a site within the settlement boundary.	Y Site is currently used for Racehorse industry		N Site is not used for Racehorse industry
Flood Risk	Flood Zone 2	Residential development is allowed in FZ2 where there are no alternative suitable sites. Flood Risk assessments and mitigation would be required.	Y In FZ2	A Adjacent to FZ2	N In FZ1
	Groundwater flood risk	Sites within the groundwater emergence zone, or with a history of groundwater flooding are highlighted here	Y In GW emergence zone or history of GW flooding	A Adjacent to GW emergence zone or site with history of GW flooding	N No risk of groundwater flooding
	Surface water flood risk	Sites at risk from surface water flooding, or with a history of surface water flooding area highlighted here	Y In SW flood risk area or history of SW flooding	A Adjacent to SE flood risk area or site with history of SW flooding	N no risk of SW flooding
	Critical Drainage Area	Sites within a Critical drainage area are highlight here	Y In Critical Drainage Area	A Adjacent to Critical Drainage Area	N Outside Critical Drainage Area
Contamination / Pollution	Air Quality	Where sites could be at risk from poor air quality (eg. site is adjacent to major road / railway line) this is highlighted	Y At risk from poor air quality	U Potential for poor air quality	N No air quality issues

	Contaminated Lane	Where sites have had a previous land use which could have resulted in contamination being present on the site this is highlighted here.	Y Contamination present on the site	U Potential for contamination on the site	N No contamination
	Other				
Highways / Transport	Access issues	Where there are actual or potential issues with access onto a site this is highlighted as this could affect deliverability.	Y Access to the site is an issue	U Potential access issue onto the site	N No access issues
	Highways network suitability	Comments from consultation with internal Highways consultees. Including details on traffic generation and the likely impact on the highway network	Y Significant impact on the highway network	U Unknown/uncertain impact on the highway network	N Limited or no impact on the highway network
	Public Transport Network	Details regarding the public transport opportunities at each site. This does not take into account potential improvements.	N No public transport options	U Limited / intermittent public transport options within a reasonable distance of the site	Y Good public transport options within a reasonable distance of the site.
	Footways / Pavements	Information about the footways / pavements around a site, as this could have an impact on the safety for walking to/from the site	N No pavements or footways near to the site	U Poor quality or intermittent footways / pavements near to the site	Y Pavements serve the site
Landscape	Located in AONB	Some sites within the AONB are suitable for some, sensitively designed, development.	Y Within the AONB	N Outside the AONB	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Landscape sensitivity work was carried out for the Core Strategy. This section highlights areas where the landscape is highly sensitive.	Y In area of High, medium/high landscape sensitivity	N In area of Medium, Medium/low or low landscape sensitivity	

	Other				
Green Infrastructure	Open Space / Playing fields / Amenity Space nearby	Access to open space, playing fields or amenity space is important for maintaining active healthy lifestyles. Facilities could be provided alongside some sites.	N No facilities within a reasonable distance of the site (800m). Or site would remove open space facilities	U Facilities are just within a reasonable distance of the site (800m). Or site could impact on open space facilities	Y Facilities are close to the site.
	Rights of Way affected	Development could have a negative impact on the rights of way network. This highlights where care is required to ensure that this does not happen	Y Right of Way passes through the site	U Right of way passes along the site boundary	N No right of ways on or adjacent to the site.
	Play Areas nearby	Access to play areas / facilities for children is important for maintaining active healthy lifestyles. Facilities could be provided alongside some sites.	N No facilities within a reasonable distance of the site (800m).	U Facilities are just within a reasonable distance of the site (800m).	Y Facilities are close to the site.
Ecology / Environmental / Geological	Protected Species	Certain species are protected by national policy and required certain habitats / areas to be maintained.	Y Protected species on the site	U Potential for protected species on the site	N No protected species on the site
	Ancient Woodland		Y Within ancient woodland	U Adjacent to Ancient woodland	N Not near to ancient woodland
	Tree Preservation Orders		Y TPOs on the site	U TPOs adjacent to the site	N No TPOs
	Local Wildlife Site		Y	U	N

			LWS on the site	LWS adjacent to the site	No LWS
	Nature Reserve		Y Nature Reserve on the site	U Nature Reserve adjacent to the site	N No Nature reserve
	Other (eg. BOA)				
Relationship to surrounding area	Relationship to settlement		N Poorly related to the settlement	Y Well related to the settlement	
	Incompatible adjacent land uses	Any land use that may not be compatible with residential development adjacent to it (due to pollution, noise generation etc)	Y Incompatible adjacent land use	U Potentially incompatible land use	N Compatible adjacent land uses
Heritage Impact	Archaeology	Protection of heritage assets is a requirement of the NPPF.	Y Significant archaeological material on the site	U Archaeological material on the site, or unknown potential	N No archaeological potential
	Conservation Area		Y Within conservation area	A Adjacent to conservation area	N No conservation area
	Listed Buildings		Y Listed building on the site	A Adjacent to listed building	N No listed building
	Scheduled Monument		Y Scheduled monument on the site	A Adjacent to scheduled monument	N No scheduled monument
Utility Services	Presence of over head cables / underground pipes	Overhead cables or underground pipelines could limit the development potential on a site.	Y Overhead cables /	A Overhead cables /	N No overhead cables or

			underground pipes on the site	underground pipes adjacent to the site	underground pipes
	Water supply	Comments from Thames Water. Could impact on the viability of a site where significant improvements are required.	N Concern over water supply infrastructure	U Unknown as TW not consulted on the site	Y No concerns over water supply infrastructure
	Wastewater	Comments from Thames Water. Could impact on the viability of a site where significant improvements are required.	N Concern over wastewater infrastructure	U Unknown as TW not consulted on the site	Y No concerns over wastewater infrastructure
	Groundwater source protection zone (SPZ)	Comments from Environment Agency. SPZ are areas around water extraction boreholes and indicate the amount of time taken for groundwater to reach the extraction point (Zone 1 is closest to the borehole, 3 furthest way). The zones can highlight where there is potential for groundwater sources to become contaminated.	Y In SPZ (including which zone, 1, 2 or 3)	N Not in an SPZ	
AWE consultation zone	Middle	Development near to AWE is restricted in the interest of public safety. Development within the consultation zones needs to be consulted on with ONR in accordance with Core Strategy Policy CS8.	Y Middle zone	N Not within zone	
	Outer		Y Outer zone	N Not within zone	
Proximity to railway line		Network Rail. Need to be consulted on sites adjacent to railway lines.	Y Adjacent to railway line	A Close to railway line	N No railway line
Minerals and Waste	Minerals preferred area		Y Within minerals preferred area	A Adjacent to minerals preferred area	N No minerals preferred area
	Mineral consultation area		Y		N

			Within mineral consultation area	Outside mineral consultation area	
	Minerals/Waste Site	Minerals and waste sites could be an incompatible adjacent land use. Some sites are underlain by mineral deposits which could have potential for future extraction.	Y Within minerals / waste site	A Close to minerals / waste site. Site underlain by deposits with potential for future extraction.	N No minerals / waste site
	Other				
Relationship to / in combination effect of other sites	List of neighbouring sites.	The impact of several sites together could be different to an individual site.			
Other (anything else to be considered)					

Appendix 7 - List of sites eliminated from consideration at sifting stage

Site	SHLAA assessment	site selection Automatic exclusion	Reason
Aldermaston			
ALD001 White Town Nursery	Not currently developable	Yes	Site is within AWE inner consultation zone.
ALD002 Land at Foresters Farm	Not currently developable	Yes	Site is within AWE inner consultation zone.
ALD003 Land at Fisherman's Lane	Deliverable	Yes	Planning permission granted in 2007. Site is within AWE inner consultation zone and within settlement boundary.
Bradfield Southend			
BRS001 Land south of Southend Road	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
BRS002 Corner of Cock Lane and South End Road	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation, however there is potential for it to be considered as part of the settlement boundary review.
Burghfield Common			
BUR003 Clayhill Copse	Not currently developable	No	The whole site is covered by Ancient Woodland and Tree Preservation Orders.
BUR009 Land at Clayhill	Not currently developable	No	Poor relationship to the settlement, site is not adjacent to the settlement boundary.
BUR017 Land at Hunters Hill	Deliverable	Yes	Site is within settlement boundary and has planning permission.
Chieveley			
CHI008 Land adjacent to Oxford Road	Not currently developable	Yes	Development potential of the site (91 dwellings) is greater than required for a Service Village such as Chieveley. Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
CHI009 Land south of Graces Lane	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
CHI011 Chieveley Glebe, East Land	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development. Site is very large compared to the village making it inappropriate in scale to the role and function of Chieveley.
CHI013 Land at Graces Lane	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates the site is not suitable for development.
CHI015 Land at School Lane	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates development of this site would not be appropriate.
CHI016 Land at Morphetts Lane, Downend	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation, therefore the site is more suitable to be considered as part of the settlement boundary review.
CHI018 Land at Tudor Avenue	Not currently developable	No	Poor relationship to the settlement as it is not adjacent to the settlement boundary.
CHI019 The Bakery, Church Lane	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
CHI020 Lychgate, Church Lane	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
Cold Ash			
COL007 St Gabriel's Convent, The Ridge	Deliverable	Yes	Site has planning permission.
COL008 Land at St Gabriel's Convent, The Ridge	Not currently developable	No	Poor relationship to the settlement.
COL009 Beggars Folly, The Ridge	Not currently developable	No	Located opposite junction, undulating site with trees and adjacent to ancient woodland.
COL010 Land at Westrop	Potentially developable	No	Adverse impact on the character of the AONB. Landscape assessment indicates development here would not be acceptable.
Compton			
COM02 Land to the south east of Compton	Not currently developable	Yes	Site is within Flood Zone 3. In landscape terms, development would only be considered appropriate on part of the site.
COM005 Fairfield	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
COM006 Mayfield Farm, Cheseridge	Not currently developable	No	Poor relationship to settlement, not adjacent to the settlement boundary.
COM007 Land between Cheseridge Road and Ilsley Road	Potentially developable	Yes	Site is within Flood Zone 3.
COM008 Rear of Mayfield Cottages, Ilsley Road	Potentially developable	Yes	Site is within Flood Zone 3
COM009 Land between Ilsley Road and Churn Road	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
Eastern Urban Area			
EUA001 Dacre, New Lane Hill, Tilehurst	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA004 Land at Pincent's Lane, Calcot	Not currently developable	No	Poor relationship to settlement. Located within the AONB.
EUA005 Land at Calcot Golf Course, Calcot Park, Tilehurst	Potentially developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA010 Land between Oxford Road and Theobold Drive, Tilehurst	Not currently developable	Yes	Site is within settlement boundary. Lack of space on the site to allow sufficient set back from the road.
EUA011 Land north east of Calcot Park Golf Club	Potentially developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA011A Land north east of Calcot Park Golf Club	Potentially developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
EUA013 Turnhams House, Pincents lane, Tilehurst	Not currently developable	No	Site is located within the AONB and is out of keeping with existing development.
EUA016 Murdochs Diner, Bath Road, Calcot	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA019 The Barn, Low Lane, Calcot	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
EUA024 The Colnade, Overdown Road, Tilehurst	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
EUA027 Land north of Pincents Lane, Calcot	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates this site is not suitable for development. Site has a poor relationship to the settlement.
EUA029 Land at Kiln Cottage, Kiln Lane, Tilehurst	Not currently developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation, therefore the site is more suitable to be considered as part of the settlement boundary review. Site is within the AONB.
EUA030 Land north of Purley Village, Purley-on-Thames	Not currently developable	Yes	Located within Flood Zone 3. Site has a history of significant flooding.
EUA034 1053-1057 Oxford Road, Purley-on-Thames	Deliverable	Yes	Site has planning permission and is located within settlement boundary.
EUA036 Land at Little Heath Road, Tilehurst	Not currently developable	No	Site is within the AONB and poor relationship to the existing settlement.
EUA037 Former Horncastle Ford Site, Bath Road, Calcot	Developable	Yes	Site is within settlement boundary, therefore there is a presumption in favour of development.
Great Shefford			
GSH002 Land south of Wantage Road	Not currently developable	Yes	Part of the site is within Flood Zone 3. Adverse impact on the character of the AONB. Landscape assessment indicates that development here would not be acceptable.
Hermitage			
HER003 Land at Pinewood Crescent (Former Cementation site)	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
HER007 Land at Doctor's Row, Doctor's Lane	Not currently developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation, therefore the site is more suitable to be considered as part of the settlement boundary review.
HER010 South of Manor Lane	Not currently developable	Yes	Site is inappropriate in scale to both Hermitage and Oare.
HER012 Land opposite St Bartholomew's Church, Manor Lane, Oare	Not currently developable	Yes	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential is above what is required in this location.
HER013 Land adjacent to Hermitage Farm, Manor Lane	Not currently developable	Yes	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential is above what is required in this location.
HER014 Land at Kiln Estate, Manor Lane, Oare	Not currently developable	Yes	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential is above what is required in this location.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
Hungerford			
HUN002 The Paddock, Marsh Lane	Not currently developable	No	Poor access to the site. Landscape issues as the site is in an area of high landscape sensitivity, potential for impact on the AONB. Rural nature of area.
HUN004 Former Eddington allotments, Chilton Estate, Eddington Lane	Not currently developable	No	Poor relationship to Hungerford, poor access and potential impact on landscape.
HUN008 Hungerford Trading Estate	Potentially developable	Yes	Site is a Protected Employment Area. Adjacent to Flood Zone 3.
HUN011 Land off Marsh Lane	Not currently developable	No	Site is adjacent to Flood Zone 3, Flood Zone 2, groundwater emergence zone and SSSI. Rural nature of area and poor relation to settlement. Poor access.
HUN012 Land at Smitham Bridge	Not currently developable	Yes	Approximately half of the site is in Flood Zone 3. Evidence of flooding Jan/Feb 2014. Poor access. Rural nature of area and poor relation to settlement.
HUN013 Charnham Park	Potentially developable	Yes	Site is within a protected employment area and within the settlement boundary.
HUN014 Charnham Park	Not currently developable	Yes	Site is within a protected employment area and within the settlement boundary.
HUN016 The Priory and Platt Court	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
HUN017 Fairfields	Potentially developable	Yes	Site is located within the settlement boundary.
HUN018 North View Heights	Potentially developable	Yes	Site is located within the settlement boundary.
HUN023 The Oakes and St Johns Ambulance, Off Station Road	Potentially developable	Yes	Site is within a protected employment area and within the settlement boundary.
HUN024 The Three Swans Hotel, High Street	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
HUN025 Our Lady of Lourdes	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
HUN026 Land at north Standen Road	Potentially developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates that the site is not suitable for development.
HUN027 The Triangle Field, Adjoining the former Priory, Priory Road	Not currently developable	No	Site is subject to a long term lease preventing the site coming forward in this plan period.
Kintbury			
KIN001 Kintbury Park Farm, Irish Hill Road	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates development here would not be acceptable.
KIN002 Kintbury Park Farm, Irish Hill Road	Not currently developable	Yes	Poorly related to existing residential development.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
KIN005 Kintbury Park Farm, Irish Hill Road	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment indicates the site is not suitable for development.
KIN010 Land to the east of Layland Green	Not currently developable	No	Poor relationship to settlement. Site is not adjacent to the settlement without other sites being developed.
KIN014 Land to the west of Kintbury, Hungerford Road	Not currently developable	Yes	Site is within Flood Zone 3. Poor relationship to settlement.
Lambourn			
LAM002B Land at Meridian House and Stud, Greenways	Not currently developable	No	Poor relationship to the settlement, not adjacent to the settlement boundary.
LAM003 Land between River Lambourn and Bockhampton Road	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment states development here would not be acceptable.
LAM004 Land off Bockhampton Road	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment states development here would not be acceptable.
LAM006 Land at Wantage Road and Northfields	Not currently developable	Yes	Adverse impact on the character of the AONB. Landscape assessment states development here would not be acceptable.
LAM010 Land to the read of The Classics, Bockhampton Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
LAM014 Upshire Stables, Hungerford Hill	Not currently developable	No	Poor relationship to the settlement, not adjacent to the settlement boundary.
Mortimer			
MOR002 Land adjacent to College Piece	Not currently developable	No	Whole site is wooded and covered by Tree Preservation Orders.
MOR004 Squirrels Lodge	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Site is for less than 5 dwellings making it too small for allocation.
MOR007 Land behind Six Acre Cottage, Drury Lane	Not currently developable	No	Poor relationship to the settlement, not adjacent to the settlement boundary.
Newbury			
NEW007 Unit D Mandarin Court, Hambridge Road	Not currently developable	Yes	Site is within a protected employment area and within the settlement boundary.
NEW009 Enborne Gate Farm, Enborne Road	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW018 Land at Bonemill Lane	Not currently developable	Yes	Site is adjacent to Flood Zone 3. Site is within a Registered Battlefield.
NEW020 Land adjacent to Thames Water Reservoir	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW020B Land adjacent to Enborne Lodge	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW021 Land to the rear of Russell Road	Not currently developable	Yes	Site is within Flood Zone 3 and has recent history of flooding. Site is within the settlement boundary.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
NEW023 Elizabeth House, West Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW024 Land at St Johns Garage	Potentially developable	Yes	Site is within the settlement boundary.
NEW025 Land adjoining Faraday Road and Fleming Road	Developable	Yes	Site has planning permission and is located within the settlement boundary. Site is within Flood Zone 3 and a protected employment area.
NEW026 The Courtyard, 4-6 London Road	Developable	Yes	Site is within the settlement boundary.
NEW030 Sandleford Park	Deliverable	Yes	Site has been allocated for development in the Core Strategy.
NEW034 Land at Newbury Racecourse	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW037B Cleansing Services, Pinchington Lane	Deliverable	Yes	Site has planning permission.
NEW038 Land at Abbottswood, Newtown Road	Not currently developable	Yes	Site is part of Sandleford Priory, a Historic Park and Garden.
NEW046 Quantel Ltd, 31 Turnpike Road	Potentially developable	Yes	Site is within a protected employment area and within the settlement boundary.
NEW047 South east Newbury (site 1), land adjoining New Road	Not currently developable	No	Constraints associated with adjacent ancient woodland unlikely to be overcome. Once appropriate buffers are provided for the ancient woodland, the remaining developable area is considered too small to allocate.
NEW047H Land adjoining Lamtarra Way	Not currently developable	No	Constraints associated with adjacent ancient woodland, the setting of development (in land between Newbury and Greenham), and ecological issues.
NEW048 Land to the west of Oak Tree Cottage, Wheatlands Stable, Wheatlands Lane	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW053 Land to the north of Mill Hall Schools, Pigeons Farm Road	Not currently developable	No	Majority of site is covered by Tree Preservation Orders.
NEW056 Greenacres Gym, Greenham Road	Potentially developable	Yes	Site is within the settlement boundary.
NEW057 Land adjoining Pinchington Lodge, Pinchington Lane	Potentially developable	Yes	Site is part of Sandleford Priory, a Historic Park and Garden.
NEW058 Land to the east of Sandleford Lodge mobile home park	Potentially developable	Yes	Site is part of Sandleford Priory, a Historic Park and Garden. Partly within the settlement boundary.
NEW059 Land to the south of Deadmans Lane	Potentially developable	Yes	Site is part of Sandleford Priory, a Historic Park and Garden.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
NEW063 Pear Tree Lane	Not currently developable	No	Site is covered by Tree Preservation Orders.
NEW064 Upper Donnington	Not currently developable	Yes	Impact on the historic environment of Donnington Castle. Large site would need to be considered as a 'strategic site'.
NEW065 Land adjoining Windemere, Enborne Street	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW067 North Cottage, Oxford Road	Potentially developable	Yes	Site has potential for less than 5 dwellings making it too small for allocation.
NEW070 5-155 Kersey Crescent	Developable	Yes	Site has planning permission and is within the settlement boundary.
NEW073 British Telecom Building, Bear Lane	Potentially developable	Yes	Site is within the settlement boundary.
NEW074 Market Street	Deliverable	Yes	Site is within the settlement boundary.
NEW075 Waterside Youth Centre	Potentially developable	Yes	Site is within the settlement boundary. Adjacent to the Kennet and Avon Canal and SSSI.
NEW076 17-21 and land to the rear of 22-24 Bartholomew Street	Developable	Yes	Site has planning permission and is within the settlement boundary.
NEW077 18-22 Rockingham Road	Developable	Yes	Site has planning permission (completed April 2014) and is within the settlement boundary.
NEW081 Guildgate House, Pelican Land	Developable	Yes	Site has planning permission and is within the settlement boundary.
NEW082 Sterling Industrial Estate, Kings Road	Potentially developable	Yes	Site is within the settlement boundary and a protected employment area.
NEW083 49-65 Enborne Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW084 Hillview House, West Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Within Flood Zone 3.
NEW085 Bankside House, West Mills	Deliverable	Yes	Site has planning permission (completed) and is within the settlement boundary.
NEW087 Hutton Close	Developable	Yes	Site is within the settlement boundary.
NEW090 Plot 2, Bell Hill	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW091 / NEW092 Land at Wash Water (The Chase Phases 1 & 2)	Not currently developable	No	Significant land ownership issues make the site undeliverable.
NEW093 Swan House, Northcroft Lane	Not currently developable	Yes	Site is within Flood Zone 3 and the settlement boundary.
NEW094 Rothwell House, Pembroke Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Within Flood Zone 3.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
NEW095 The Quadrant, Pembroke Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Within Flood Zone 3.
NEW096 Land off Stoney Lane, Stoney Copse, Cold Ash	Not currently developable	No	Poor relationship to settlement, not adjacent to the settlement boundary. Rural nature of site and impact on rural character and settlement character.
NEW097 Land adjacent to Hill View, Wash Water	Not currently developable	No	Poor relationship to settlement, not adjacent to the Newbury settlement boundary. Rural location and impact on the identity of Wash Water.
NEW098 Trinity School, Love Lane, Shaw	Deliverable	Yes	Site has planning permission.
NEW100 Wash Common Farm, Enborne Street	Not currently developable	Yes	Site is within a Registered Battlefield.
NEW101 24-26 The Broadway and 4 Oxford Street	Deliverable	Yes	Site has planning permission and is located within the settlement boundary.
NEW102 Travis Perkins, Mill Lane	Deliverable	Yes	Site has planning permission and is located within a protected employment area within the settlement boundary.
NEW107 Units 1-22 River Park Industrial Estate, Ampere Road	Potentially developable	Yes	Majority of the site is within Flood Zone 3. Site is within a protected employment area and the settlement boundary.
NEW109 Newbury Business Park	Potentially developable	Yes	Site is partly within Flood Zone 3. Site is within a protected employment area and the settlement boundary.
NEW111 Northcroft and Avonbank House, West Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary. Majority of the site is within Flood Zone 3.
NEW112 Rear of 24 Bartholomew Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW113 1-3 Mansion House Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW114 Phoenic House, Bartholomew Street	Deliverable	Yes	Site is within the settlement boundary. Planning application is pending condition.
NEW115 3 & 9 London Road	Deliverable	Yes	Site is within the settlement boundary. Planning application is pending consideration.
NEW116 Land to the rear of 1-15 The Broadway	Developable	Yes	Site is within the settlement boundary.
NEW117 Himley Londge, 39 St Johns Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW118 201 Newtown Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
NEW119 Phoenix Court, Newtown Road	Deliverable	Yes	Site is within the settlement boundary.
NEW120 Land at Ampere Road	Potentially developable	Yes	Part of the site is within Flood Zone 3. The site is within a protected employment area and the settlement boundary.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
NEW121 Land at Donnington Valley Golf Course, Donnington	Not currently developable	Yes	Poor relationship to Newbury. Impact on Donnington. Site would need to be considered as a strategic site due to the development potential.
NEW121A Land south of Donnington Valley Golf Course, Donnington	Not currently developable	No	Poor relationship to Newbury. Impact on Donnington.
NEW122 Land at Nothing Hill, Wantage Road	Not currently developable	No	Poor relationship to Newbury. Impact on Donnington.
Pangbourne			
PAN005 22-32 Purley Way	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
PAN006 Rear of Meadow Lane House, Meadow Lane	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
PAN008 Pages Garden, Reading Road	Developable	Yes	Site is within the settlement boundary.
PAN009 Burfield, Pangbourne Hill	Not currently developable	Yes	Poor relationship to settlement. Adverse impact on the character of the AONB. Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
PAN010 Land off Bere Court Road, Centenary Field	Not currently developable	No	Poor relationship to the settlement, not adjacent to the settlement boundary.
PAN011 Pangbourne College Boat House, Station Road	Not currently developable	Yes	Site is within Flood Zone 3. Site has potential for less than 5 dwellings making it too small for allocation
Thatcham			
THA004 Rainsford Farm, Crookham Hill	Not currently developable	Yes	Site is within Flood Zone 3.
THA004A Rainsford Farm, Crookham Hill	Deliverable	Yes	Site has planning permission. Site is within Flood Zone 3.
THA006 Lower Way	Not currently developable	Yes	Partly within Flood Zone 3. Poor relationship to the existing settlement pattern.
THA009 Land at Tull Way/ Henwick Lane	Potentially developable	Yes	Site is within the settlement boundary.
THA010 Hillview Farm, Ashmore Green Road, Cold Ash	Not currently developable	No	Poor relationship to settlement, not adjacent to Thatcham settlement boundary.
THA013 20-26 Chapel Street	Deliverable	Yes	Site is within the settlement boundary.
THA016 Land to the north of Ashmore Green, Ashmore Green	Not currently developable	No	Poor relationship to settlement, not adjacent to Thatcham settlement boundary. .
THA021 131, 133, 137, 139, 141 Bath Road	Deliverable	Yes	Part of the site has planning permission. The site is within the settlement boundary.

Site	SHLAA assessment	site selection Automatic exclusion	Reason
THA023 Thatcham Garden Centre, Bath Road	Potentially developable	Yes	Site is within the settlement boundary.
THA026 Land at Colthrop Cottages	Not currently developable	Yes	Site is within Flood Zone 3.
THA029 Former depot at Pound Lane	Deliverable	Yes	Site is within the settlement boundary.
THA030 Dunston Fields North, Harts Hill Road	Not currently developable	No	Poor relationship to settlement, not adjacent to settlement boundary.
THA031 1 The Broadway	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THA032 77-79 Bath Road	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THA033 99 Station Road and Land at Hewdens	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THA034 1-8 Clearwater Place, Lower Way	Developable	Yes	Site is within the settlement boundary.
THA035 Kingsland Centre, The Broadway	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THA036 Taceham House, The Haywards	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
Theale			
THE004 Land to the south of the High Street	Potentially developable	Yes	Site is within the settlement boundary.
THE006 Trafalgar Court, Play Platt	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
THE007 Land at Theale Boating Lake, Station Road	Not currently developable	Yes	Poor relationship to the settlement, not adjacent to the settlement boundary. Part of the site is within Flood Zone 3.
THE011 Lakeside	Deliverable	Yes	Site has planning permission (implemented but construction of dwellings has not started).
THE012 22-24 High Street	Deliverable	Yes	Site has planning permission and is within the settlement boundary.
Woolhampton			
WOOL004 Bath Road adjoining Watermill Court	Not currently developable	Yes	Site is within Flood Zone 3.

Appendix 8
SA/SEA tables for the
Approach options tested

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

Option One: Prepare Site Allocations and Delivery DPD that accords with current Core Strategy, undertake Strategic Housing Market Assessment (SHMA) and follow with a new Local Plan.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	++	Makes provision for housing sites to meet requirements of Core Strategy. Contains affordable housing policy. New Local Plan based on SHMA with increased housing provision to long term. Meets planning requirements in full.	Enhancement possible with increased resources leading to early preparation of plan.	Plan prepared in accordance with CS focus on Social, Economic and Environmental sustainability requirements
	Will it enable the provision of good quality market housing required to meet identified need?	++	Makes provision for housing sites to meet requirements of Core Strategy. New Local Plan based on SHMA with increased housing provision to long term. Meets planning requirements in full.	Enhancement possible with increased resources leading to early preparation of plan.	Plan prepared in accordance with CS focus on Social, Economic and Environmental sustainability requirements
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Potential to increase opportunities through requirement for open spaces in new development but increase in resident population might put pressure on existing facilities leading to reduction in access.		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Plan will have no direct impact but will contain safe by design policies and guidance		
	Will it protect and enhance green infrastructure across the district?	0	Potential to increase green space through planning conditions on proposals		

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Plan will include policies relating to access, employment services and facilities	CIL will provide additional funding	Development of the plan would have a positive impact on all elements of sustainability, in particular economic sustainability.
	Will it support the development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	New development should be focused on accessible locations, giving good opportunities for walking, cycling and use of public transport.	CIL will provide additional funding to improve travel choices	Development will be directed towards sustainable locations, where walking, cycling and public transport opportunities are available with a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	Planning policies will seek to ensure protection		Protection of the AONB is seen as critical in the Core Strategy, therefore, development will only take place if there would be no impact on the AONB, giving a positive impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Planning policies will ensure protection for high quality landscape in AONB	The Core Strategy puts a limit on the amount of development in the AONB.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Planning policies will seek to ensure protection		Policies set out in the DPD, and through the Core Strategy would have a positive impact on all elements of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	+	Planning policies will seek to ensure protection		
	Will it promote, conserve and enhance the District's cultural assets?	0	No impact	NA	
	Will it provide for increased	0	No impact	NA	

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	access to and enjoyment of the historic environment?				
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the option impact on air quality?	?	Could be a reduction in air quality due to more people and more vehicles. Impossible to quantify	Setting of more stringent air quality standards would enhance protection	Development could have a mixed impact on all element of sustainability. Mitigation measures would reduce any potential negative impact.
	Will the option impact on noise levels?	?	Could be an increase in noise due to more people and more vehicles. Impossible to quantify	Greater use of sound deadening structures and noise barriers	
	Will there be an impact on soil quality?	0	No impact on quality but some agricultural land will be lost.	Increased productivity of agricultural land through more efficient farming practices	
	Will there be an impact on water quality?	0	Not on quality but definitely on supply		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Planning policies will be developed to secure this approach		Policies will steer development towards Brownfield land over Greenfield sites, with a positive impact on all elements of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Potential increase in energy usage but plan may promote new energy forms		New development will increase demand for resources, and subsequently could have a negative impact on sustainability. Mitigation measures and specific policies could help to reduce this impact
	Will it promote the adoption of sustainable design and construction practices?	+	Planning policies and guidance will promote and require better standards		
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	-	Will increase demand for waste disposal	Move towards environmentally friendly waste disposal, use of waste to generate energy,, greater recycling.	
	Will it reduce water consumption and promote reuse?	-	Will increase demand for water supply	Water meters to be a requirement of all new housing schemes	
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	-	Will increase demand for materials for construction	Greater use of recycled materials	
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the option increase risk from flooding	?	Potential for new housing to reduce ground absorption of water in heavy rain events leading to localised flooding	Higher standards for new development in terms of treatment of surface water with water retained on site and released in a controlled manner. Sequential approach will be taken for all development, and FRAs and SUDs would need to be provided.	Development could have a impact on flood risk, with a negative impact on all elements of sustainability, however, mitigation measures and the use of the sequential approach should direct development away from flood risk areas.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	+	Local Plan will contain enabling policies for new employment, land allocations.	Increased support through planning policies supporting existing and new enterprises	The option would have a positive impact on economic sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	+	Local Plan will contain enabling policies for new employment, land allocations.	Increased support through planning policies supporting existing and new enterprises	
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Indirectly through increased resident population.	Increased population base provides greater 'spend' available.	

Summary

This option has a number of positive sustainability impacts. Policies included within the plan would aim to focus development in sustainable locations where walking, cycling and public transport options are available and where there are a range of local services and facilities easy accessible. Policies included within the plan would aim to reduce or neutralise any negative or uncertain sustainability impacts. This option does have a significantly positive effect on delivery of new homes, as it looks to allocation sites for development in the short time, and following the SHMA develop a Local Plan to allocated additional sites for development to meet the identified objectively assessed need.

Summary of effects:

Effect: Predominantly positive

Likelihood: High.

Scale: District Wide

Duration: Permanent

Timing: Short Term with longer term plan for new Local Plan.

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

Option Two: Prepare Housing Site Allocations, under take SHMA, followed by new Local Plan.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	++	Makes provision for housing sites in the short term to aid delivery and ensure the Council has an up to date 5 year housing land supply. The SHMA would identify the objectively assessed need, with the new Local Plan allocating sites to meet the medium and longer term housing requirements.	Option provides for housing sites in short term with mitigation that SHMA and new plan will be prepared in subsequent years	Plan prepared in accordance with CS focus on Social, Economic and Environmental sustainability requirements
	Will it enable the provision of good quality market housing required to meet identified need?	++	Makes provision for housing sites in the short term to aid delivery and ensure the Council has an up to date 5 year housing land supply. The SHMA would identify the objectively assessed need, with the new Local Plan allocating sites to meet the medium and longer term housing requirements.	Option provides for housing sites in short term with mitigation that SHMA and new plan will be prepared in subsequent years	Plan prepared in accordance with CS focus on Social, Economic and Environmental sustainability requirements
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Potential to increase opportunities through requirement for open spaces in new development but increase in resident population might put pressure on existing facilities leading to reduction in access.		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Plan will have no impact		
	Will it protect and enhance green infrastructure across the district?	0	Potential to increase green space through planning conditions on proposals		

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Plan only concerned with housing in the short term. Sites would be located where there is existing access to services and facilities, but no new facilities would be provided.	CIL will provide additional funding from 2015	Unlikely to have an impact on sustainability.
	Will it support the development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	New development should be focused on accessible locations, giving good opportunities for walking, cycling and use of public transport.	CIL will provide additional funding to improve travel choices	Development will be directed towards sustainable locations, where walking, cycling and public transport opportunities are available with a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No new policies, dependent on CS policies until new plan prepared		Protection of the AONB is seen as critical in the Core Strategy, therefore, development will only take place if there would be no impact on the AONB, giving a positive impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Housing Site allocations will be based on an assessment of the impact of each site on conserving and enhancing the landscape. The Core Strategy sets out that the AONB should have the highest protection.	The Core Strategy puts a limit on the amount of development in the AONB.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	No new policies, dependent on CS policies until new plan prepared		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No new policies, dependent on CS policies until new plan prepared		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the option impact on air quality?	?	Could be a reduction in air quality due to more people and more vehicles. Impossible to quantify	Setting of more stringent air quality standards would enhance protection	Development could have a mixed impact on all element of sustainability. Mitigation measures would reduce any potential negative impact.
	Will the option impact on noise levels?	?	Could be an increase in noise due to more people and more vehicles. Impossible to quantify	Greater use of sound deadening structures and noise barriers	
	Will there be an impact on soil quality?	0	No impact on quality but some agricultural land will be lost.		
	Will there be an impact on water quality?	0	Not on quality but definitely on supply		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Site assessments will include consideration of previously developed land but only as identified through the SHLAA process. No new survey.		Unlikely to have an impact on sustainability
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Potential increase in energy usage.		New development will increase demand for resources, and subsequently could have a negative impact on sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	No new policies, dependent on CS policies until new plan prepared		
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	-	Will increase demand for waste disposal		
	Will it reduce water consumption and promote reuse?	-	Will increase demand for water supply		
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	-	Will increase demand for materials for construction		
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change					impact on environmental sustainability.
	Will the option increase risk from flooding	?	Potential for new housing to reduce ground absorption of water in heavy rain events leading to localised flooding	Higher standards for new development in terms of treatment of surface water with water retained on site and released in a controlled manner. Sequential approach will be taken for all development, and FRAs and SUDs would need to be provided.	Development could have a impact on flood risk, with a negative impact on all elements of sustainability, however, mitigation measures and the use of the sequential approach should direct development away from flood risk areas.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	No new policies, dependent on CS policies until new plan prepared		Unlikely to have an impact on any element of sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	No new policies, dependent on CS policies until new plan prepared		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Only through increased population		

Summary

This option aims to allocate sites in the short term under the Core Strategy, with a medium term plan to produce a new Local Plan following the SHMA. This option gives a significantly positive impact on sustainability due to the provision of allocated sites for housing (affordable and market) in the short term. Over the medium and long term the new Local Plan will do this and ensure that policies provide for good quality affordable and market housing, with a knock-on effect on all elements of sustainability. This option does not look into new policies, or consider development other than Housing. While this does not have a negative impact on sustainability it is also not positive, as everything would still be considered under the Core Strategy.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide – Initial focus on settlement hierarchy settlements.

Duration: Permanent

Timing: Short term with longer term plan for new Local Plan.

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

Option Three: Prepare Housing Site Allocations, plus selected housing development management policies and guidance, undertake SHMA, followed by new Local Plan.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	++	Makes provision for housing sites in the short term to aid delivery and ensure the Council has an up to date 5 year housing land supply. The SHMA would identify the objectively assessed need, with the new Local Plan allocating sites to meet the medium and longer term housing requirements.	Option provides for housing sites in short term with mitigation that SHMA and new plan will be prepared in subsequent years	Plan prepared in accordance with CS focus on Social, Economic and Environmental sustainability requirements
	Will it enable the provision of good quality market housing required to meet identified need?	++	Makes provision for housing sites in the short term to aid delivery and ensure the Council has an up to date 5 year housing land supply. The SHMA would identify the objectively assessed need, with the new Local Plan allocating sites to meet the medium and longer term housing requirements.	Option provides for housing sites in short term with mitigation that SHMA and new plan will be prepared in subsequent years	Plan prepared in accordance with CS focus on Social, Economic and Environmental sustainability requirements
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Potential to increase opportunities through requirement for open spaces in new development but increase in resident population might put pressure on existing facilities leading to reduction in access.		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Plan will have no impact		
	Will it protect and enhance green infrastructure across the district?	0	Potential to increase green space through planning conditions on proposals		

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Plan only concerned with housing in the short term. Sites would be located where there is existing access to services and facilities, but no new facilities would be provided.	CIL will provide additional funding from 2015	Unlikely to have an impact on sustainability.
	Will it support the development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	New development should be focused on accessible locations, giving good opportunities for walking, cycling and use of public transport.	CIL will provide additional funding to improve travel choices	Development will be directed towards sustainable locations, where walking, cycling and public transport opportunities are available with a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No new policies, dependent on CS policies until new plan prepared		Protection of the AONB is seen as critical in the Core Strategy, therefore, development will only take place if there would be no impact on the AONB, giving a positive impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Housing Site allocations will be based on an assessment of the impact of each site on conserving and enhancing the landscape. The Core Strategy sets out that the AONB should have the highest protection.	The Core Strategy puts a limit on the amount of development in the AONB. New policies would include development in the countryside policies.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	No new policies, dependent on CS policies until new plan prepared		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No new policies, dependent on CS policies until new plan prepared		
	Will it promote, conserve and enhance the District's cultural assets?	0	No impact		

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it provide for increased access to and enjoyment of the historic environment?	0	No impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the option impact on air quality?	?	Could be a reduction in air quality due to more people and more vehicles. Impossible to quantify	Setting of more stringent air quality standards would enhance protection	Development could have a mixed impact on all element of sustainability. Mitigation measures would reduce any potential negative impact.
	Will the option impact on noise levels?	?	Could be an increase in noise due to more people and more vehicles. Impossible to quantify	Greater use of sound deadening structures and noise barriers	
	Will there be an impact on soil quality?	0	No impact on quality but some agricultural land will be lost.		
	Will there be an impact on water quality?	0	Not on quality but definitely on supply		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Site assessments will include consideration of previously developed land but only as identified through the SHLAA process. No new survey.		Unlikely to have an impact on sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Potential increase in energy usage.		New development will increase demand for resources, and subsequently could have a negative impact on sustainability.
	Will it promote the adoption of sustainable design and construction practices?	+	New guidance on residential development could include this provision		
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	-	Will increase demand for waste disposal		
	Will it reduce water consumption and promote reuse?	-	Will increase demand for water supply		
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	-	Will increase demand for materials for construction		
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change					impact on environmental sustainability.
	Will the option increase risk from flooding	?	Potential for new housing to reduce ground absorption of water in heavy rain events leading to localised flooding	Higher standards for new development in terms of treatment of surface water with water retained on site and released in a controlled manner. Sequential approach will be taken for all development, and FRAs and SUDs would need to be provided.	Development could have a impact on flood risk, with a negative impact on all elements of sustainability, however, mitigation measures and the use of the sequential approach should direct development away from flood risk areas.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	No new policies, dependent on CS policies until new plan prepared		Unlikely to have an impact on any element of sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	No new policies, dependent on CS policies until new plan prepared		
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Only through increased population		

Summary

This option aims to allocate sites in the short term under the Core Strategy, with a medium term plan to produce a new Local Plan following the SHMA. This option gives a significantly positive impact on sustainability due to the provision of allocated sites for housing (affordable and market) in the short term. Over the medium and long term the new Local Plan will do this and ensure that policies provide for good quality affordable and market housing, with a knock-on effect on all elements of sustainability. This option does not look into new policies, or consider development other than Housing. While this does not have a negative impact on sustainability it is also not positive, as everything would still be considered under the Core Strategy. The option includes some updates to policies, specifically countryside policies which would have a positive impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide – initial focus on settlement hierarchy settlements

Duration: Permanent

Timing: Short term with longer term plan for new Local Plan.

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

Option Four: Prepare new Local Plan following SHMA

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	Makes provision for housing sites to based on SHMA with increased housing provision. Does not comply with the approved Core Strategy. Would involve waiting for the SHMA, which would delay the allocation of sites.	Only possible with increased resources leading to early preparation of plan.	Development of new homes has a positive impact on all elements of sustainability.
	Will it enable the provision of good quality market housing required to meet identified need?	+	Makes provision for housing sites to based on SHMA with increased housing provision. Does not comply with the approved Core Strategy. Would involve waiting for the SHMA, which would delay the allocation of sites.	Only possible with increased resources leading to early preparation of plan.	Development of new homes has a positive impact on all elements of sustainability.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The plan would aim to focus development in locations where healthy, active lifestyles could be supported and encouraged.		The new Local Plan would be likely o have a positive impact on all elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	Potential to increase opportunities through requirement for open spaces in new development but increase in resident population might put pressure on existing facilities leading to reduction in access.		The new Local Plan would be likely o have a positive impact on all elements of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Plan will have no direct impact but will contain safe by design policies and guidance	NA	
	Will it protect and enhance green infrastructure across the district?	0	Potential to increase green space through planning conditions on proposals	NA	

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Plan will include policies relating to access, employment services and facilities	CIL will provide additional funding	The new Local Plan would be likely to have a positive impact on all elements of sustainability.
	Will it support the development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	New development should be focused on accessible locations, giving good opportunities for walking, cycling and use of public transport.	CIL will provide additional funding to improve travel choices	Development will be directed towards sustainable locations, where walking, cycling and public transport opportunities are available with a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	Planning policies will seek to ensure protection		The Local Plan would be likely to have a positive impact on environmental sustainability,
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Planning policies will ensure protection for high quality landscape in AONB		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Planning policies will seek to ensure protection		The Local Plan would be likely to have a positive impact on environmental sustainability,
	Will it conserve and enhance the significance of the District's heritage assets?	+	Planning policies will seek to ensure protection		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the option impact on air quality?	?	Could be a reduction in air quality due to more people and more vehicles. Impossible to quantify	Setting of more stringent air quality standards would enhance protection	Development could have a mixed impact on all element of sustainability. Mitigation measures would reduce any potential negative impact.
	Will the option impact on noise levels?	?	Could be an increase in noise due to more people and more vehicles. Impossible to quantify	Greater use of sound deadening structures and noise barriers	
	Will there be an impact on soil quality?	0	No impact on quality but some agricultural land will be lost.	Increased productivity of agricultural land through more efficient farming practices	
	Will there be an impact on water quality?	0	Not on quality but definitely on supply		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Planning policies will be developed to secure this approach		Policies will steer development towards Brownfield land over Greenfield sites, with a positive impact on all elements of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Potential increase in energy usage but plan may promote new energy forms		New development will increase demand for resources, and subsequently could have a negative impact on sustainability. Mitigation measures and specific policies could help to reduce this impact
	Will it promote the adoption of sustainable design and construction practices?	+	Planning policies and guidance will promote and require better standards		
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	-	Will increase demand for waste disposal	Move towards environmentally friendly waste disposal, use of waste to generate energy,, greater recycling.	
	Will it reduce water consumption and promote reuse?	-	Will increase demand for water supply	Water meters to be a requirement of all new housing schemes	
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	-	Will increase demand for materials for construction	Greater use of recycled materials	
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental

Option Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change					sustainability.
	Will the option increase risk from flooding	?	Potential for new housing to reduce ground absorption of water in heavy rain events leading to localised flooding	Higher standards for new development in terms of treatment of surface water with water retained on site and released in a controlled manner. Sequential approach will be taken for all development, and FRAs and SUDs would need to be provided.	Development could have a impact on flood risk, with a negative impact on all elements of sustainability, however, mitigation measures and the use of the sequential approach should direct development away from flood risk areas.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	+	Local Plan will contain enabling policies for new employment, land allocations.	Increased support through planning policies supporting existing and new enterprises	The option would have a positive impact on economic sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	+	Local Plan will contain enabling policies for new employment, land allocations.	Increased support through planning policies supporting existing and new enterprises	
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Indirectly through increased resident population.	Increased population base provides greater 'spend' available.	

Summary

This option has a predominantly positive effect on sustainability. A new Local Plan would allow for all policies in the Core Strategy and Local Plan Saved Policies to be updated, giving the greatest opportunities for positive impacts on sustainability. Where there are potential negative, or uncertain sustainability effects the policies within the plan, or mitigation provided by individual developments outlined in the plan would reduce or neutralise this effect, and in some cases could lead to a positive effect on sustainability.

Summary of effects:

Effect: Predominantly positive

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Long Term

Appendix 9

Housing Site Assessment Forms, inc. SA/SEA

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Aldermaston	Parish:	Aldermaston
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Site ID:	ALD001	Site Address:	White Town Nursery, Aldermaston
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Development Potential:	48 dwellings (1.6ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- AWE inner consultation zone.

Site Assessment

Parish Council consultation response:	Parish Council like this site, although there are concerns that any development here could set a precedent. Should the site ever come forward the parish council would like a car park for the recreation ground to be built. Parish Council would like to see more affordable housing in the village for local people.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	Y	Site is within AWE inner consultation zone
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	Y	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to settlement boundary

* any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Aldermaston	Parish:	Aldermaston
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Site ID:	ALD002	Site Address:	Land at Foresters Farm, Aldermaston
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Development Potential:	110 (3.65 ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- AWE inner consultation zone

Site Assessment

Parish Council consultation response:	Parish Council would object if this site ever came forward. Development here would spoil the views from the village into open countryside, and would break away from the largely linear nature of development within the village. However, the Parish Council would like to see more affordable housing for local people within the village, so there could be potential for a rural exception site to the north, adjacent to Wasing Lane. The Parish Council would like to see a car park behind the Parish Hall should the site ever be developed.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not Currently developable	Y	Site is within AWE inner consultation zone
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	Y	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Aldermaston	Parish:	Aldermaston
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Site ID:	ALD003	Site Address:	Land at Fisherman's Lane, Aldermaston
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Development Potential:	29 dwellings (Planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site complete

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	Planning permission granted in 2007 (04/00943/OUT and 07/02782/RESMAJ Approved)
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	Y	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS001	Site Address:	Land south of Southend Road
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Development Potential:	128 dwellings (6.4ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Landscape assessment indicates development on this site would fail to conserve or enhance the special qualities or natural beauty of the AONB. - Greenfield site - Location of site in relation to Flood Zones 2 and 3, and the River Pang - Size of site in relation to settlement size and function
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Site Assessment

Parish Council consultation response:	Concern over levels in the site and flood risk to the south of the site. There would be potential for development here to increase flood risk further down stream. Scale of the site would distort the village and is not in line with the existing linear development of the village (this is the layout preferred by the Parish Council). There is a lack of employment opportunities within the village which would mean people commuting out of the village for work. Potential for light pollution.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	The southern part of the site is adjacent to the River Pang and Flood Zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape assessment indicates development on this site would fail to conserve or enhance the special qualities or natural beauty of the AONB.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Site is very large for the size and function of the settlement.
Within settlement Boundary		N	Site adjacent to the existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS002	Site Address:	Corner of Cock Lane and South End Road
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Development Potential:	4 dwellings (0.19ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
 - Less than 5 dwellings

Site will not be considered for allocation at this stage. Potential to be considered as part of the settlement boundary review.

Site Assessment

Parish Council consultation response:	This site is considered to better reflect the Parish Council's preference for incremental growth and is therefore, less unacceptable. Development here would continue the ribbon development character of the village. There is some concern over access onto Cock Lane.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	Site has potential for 4 dwellings.
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)		A Landscape Assessment for the site has not been undertaken because the site will not be considered for allocation at this stage.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is adjacent to the existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS003	Site Address:	Land to the north of South End Road, Bradfield Southend
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Development Potential:	45 dwellings (2.24ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Landscape Assessment has advised that there is potential for housing on part of the site subject to more detailed study. Subject to BRS004 being developed. - Surface water flood risk (evidence of standing water January / February 2014) - TPOs - Thames Water have raised significant concerns regarding water supply capability
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Site Assessment

Parish Council consultation response:	Concern over the proposed access to the site regarding the width and potential need to purchase other properties to improve the access. Tree Preservation Orders along eastern boundary and standing water are also potential issues. Concern that if this site was developed along with BRS004 and BRS005 there would be a disproportionate impact on the village. Potential for light and noise issues. Lack of suitable footpaths and on street parking for the school are also concerns.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	A Landscape Assessment has advised that there is potential for housing on part of the site subject to more detailed study. Subject to BRS004 being developed.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is adjacent to the existing settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	Y	Access is possible to the west; however the land available may be too narrow. Sight lines are limited onto South End Road
	Highway network suitability	Y	Marginal impact on the highway
	Public Transport network		There is a 2 hourly bus service passing through the village travelling between Newbury and Reading (1 st bus leaves approx. 8:00, last bus arrives approx. 18:30).
	Footways/Pavements	Y	There are narrow pavements throughout the village
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)		
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site is close to the recreation ground

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
	Amenity Space nearby		
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play area and the recreation ground.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	Along the eastern boundary of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	The site falls within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement		The site is located behind the current building line of the village
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	No previous work undertaken but low archaeological potential.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water has significant concern regarding water supply capability, in particular water resource capability. There are known issues with Harts Hill Booster Station.
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	Site falls within SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line			
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: BRS001, BRS002, BRS004, BRS005		The site could be considered alongside BRS004
Other (anything else to be considered)	The site is available immediately		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS003	Site Address:	Land to the north of South End Road, Bradfield Southend	Development Potential:	45 dwellings (2.24ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside which would enable walking and cycling		The site's location 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.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the recreation ground and play area but some distance from sports facilities. Sports facilities at Bradfield College are over 2km away		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	-	There is limited facilities within the village and access to employment would be mainly by car		The limited opportunity for local employment opportunities means that the site could have a negative impact on economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	-	Within the village there are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the bus service is 2 hourly		Due to the location of Bradfield Southend there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Sight lines are limited onto South End Road		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats. The site has Tree Preservation Orders on trees on its eastern boundary and sits within a Biodiversity Opportunity Area	Extended Phase 1 Habitat Survey required. BOAs provide opportunities for improvements to biodiversity.	Policy CS17 of the Core Strategy requires enhancements to biodiversity are made on sites within BOAs.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site lies within the AONB. A Landscape Character Assessment has advised that development is unlikely to comprise the natural beauty and special qualities of the AONB due to the sites visual containment. However it is noted that development would result in the losses of significant tree belts, matrix of woodland and pasture which has links with the wider landscape, and visual and aural tranquillity. Furthermore, the topography would require modifications to enable housing development and there would be an impact upon the stream corridor to the northern boundary of the site. Part of the site could be pursued further as a potential housing site subject to site BRS004 being developed, however this would be at the expense of the loss of the linear settlement pattern.	A Landscape Character Assessment has advised of the following mitigation/enhancement measures: <ul style="list-style-type: none"> Development should be contained on the edge of the low ridge on which the village sits, not extending down the valley side, and adjacent to the settlement edge Development would be subject to the provision of a substantial tree belt along the northern boundary, linking to the existing tree belt on the eastern boundary and with new tree planting in BRS004 beyond The preferred access is from South End Road, via the small industrial estate, subject to assessment of impacts existing trees. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. 	
6. To ensure that the built,	Will it conserve and		The site is located behind the	Not developing the site would	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
historic and cultural environment is conserved and enhanced	enhance the local distinctiveness of the character of the built environment?	-	existing building line and adjacent to the settlement boundary. Much of the site extends well beyond the settlement envelope. If the site was developed in isolation, it would be very poorly connected to the rest of the village. However, development of both this site and BRS004 would erode the linear settlement pattern of the village.	avoid the potential negative effect on environmental sustainability.	
	Will it conserve and enhance the significance of the District's heritage assets?	0	Low archaeological potential on the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding		The site is within an area of surface water flood risk.	A Flood Risk Assessment would be required and development would need to	Development on the site could have a negative impact on all elements of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
		-	The Parish Council indicated that there was standing water on the site during January/February 2014.	pass the sequential and exception tests. Mitigation including SUDs would need to be provided.	sustainability associated with flooding unless adequate flood alleviation works are carried out

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a Biodiversity Opportunity Area, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.

Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce the impact. Development of the site also has the potential to negatively impact upon the built character both cumulatively with site BRS004 and on its own, resulting in a potential negative effect on environmental sustainability.

In addition, the site is at risk from surface water flooding. Flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
Site ID:	BRS003	Site Address:	Land to the north of South End Road, Bradfield Southend	Development Potential:	45 dwellings (2.24ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Bradfield Southend is identified as a service village within the adopted Core Strategy. As a service village, only a small level of development is required. It is considered that there is a more suitable site in Bradfield Southend for allocation.

The site is at risk of surface water flooding and the Parish Council reported standing water on the site in early 2014.

If the site was developed alongside BRS004, the linear settlement pattern would be eroded. If developed on its own, the site would be very poorly related to the existing settlement.

Discussion:

Site Description:

The site is located on the north western side of Bradfield Southend within the North Wessex Downs AONB, and lies adjacent to the existing settlement boundary and open countryside. It is accessed via a small industrial estate. The north west section of the site extends beyond the settlement limit. The site is divided into two sections by a tree belt which runs east / west. There are also strong tree belts containing the site to the east and north, with a partial hedgerow to the western boundary. The southern field is currently unused except for storage of a disused vehicle, and areas of scrub are emerging within the grassland.

Landscape:

A Landscape Character Assessment has advised that development is unlikely to comprise the natural beauty and special qualities of the AONB due to the sites visual containment. However it is noted that development would result in the losses of significant tree belts, matrix of woodland and pasture which has links with the wider landscape, and visual and aural tranquillity. Furthermore, the topography would require modifications to enable housing development and there would be an impact upon the stream corridor to the northern boundary of the site.

Part of the site could be pursued further as a potential housing site subject to site BRS004 being developed and mitigation/enhancement measures, however this would be at the expense of the loss of the linear settlement pattern. Development of the site in isolation would mean that it would be very poorly connected to the rest of the village.

Flood Risk:

The site falls within an area of surface water flood risk. The Parish Council reported evidence of standing water in early 2014.

Highways /Transport:

[Comments from the Council's Highways and Transport team made in respect of part of site BRS003 and site BRS004]

The site [BRS003 (part) and BRS004] can accommodate up to 34 houses that will generate circa 204 daily vehicle movements including circa 20 during the 08.00 to 09.00 AM peak.

Owing to the projected size of the development and the existing use, this proposal will have a marginal impact on the highway.

An adoptable access would be required to serve this site. The site could be accessed via Stretton Close; however there is concern that sight lines are limited onto South End Road.

An alternative access is possible to the west; however the land available may be too narrow. However sight

Site Selection – Site Commentary

lines are also limited onto South End Road.

Existing footways and bus stops are available nearby. Bus services are available to Newbury / Thatcham and Reading, however these services are infrequent.

Ecology:

Given that the site sits within a Biodiversity Opportunity Area, biodiversity enhancements will be sought through policy CS17 of the Core Strategy. An Extended Phase 1 Habitat Survey would be required on this site.

Archaeology:

No previous work undertaken but low archaeological potential.

Education:

The primary school is likely to have some capacity due to current situation, although as the school improves this is unlikely to continue. The school site can support a one form entry primary school (capacity of 210). Up to 50 additional dwellings in the village would be acceptable in terms of the capacity of the school.

Environmental Health:

No comments made on this site.

Minerals and Waste:

No comments made on this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is 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.

There are known issues with Harts Hill Booster Station.

A detailed water supply strategy would be required.

Parish Council:

Concern over the proposed access to the site regarding the width and potential need to purchase other properties to improve the access. Tree Preservation Orders along eastern boundary and standing water are also potential issues. Concern that if this site was developed along with BRS004 and BRS005 there would be a disproportionate impact on the village. Potential for light and noise issues. Lack of suitable footpaths and on street parking for the school are also concerns.

SA/SEA:

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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a Biodiversity Opportunity Area, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.

Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce the impact. Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures

Site Selection – Site Commentary

would reduce the impact. Development of the site also has the potential to negatively impact upon the built character both cumulatively with site BRS004 and on its own, resulting in a potential negative effect on environmental sustainability.

In addition, the site is at risk from surface water flooding. Flooding has the potential to impact on all elements of sustainability. Mitigation measures would need to be considered to reduce the impact.

Proposed development (from SHLAA submission):

The site promoter has proposed residential development (including affordable housing) and has advised that the site is available immediately.

Site Selection – Site Assessment

Spatial Area	BRS004	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS004	Site Address:	Land off Stretton Close, Bradfield Southend
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Development Potential:	12 dwellings (0.58ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - AONB - Potential for housing on part of the site. - Potential flood risk (standing water January / February 2014) - Tree Preservation Orders on the site. - Thames Water have raised significant concerns regarding water supply capability

Site Assessment

Parish Council consultation response:	Site is well screened by trees and could be more acceptable for a small amount of development. The site regularly has standing water on it. Access to the site is considered acceptable.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment has advised that the site is visually contained. Potential for housing on part of the site.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	A	
	Racehorse Industry	N	Greenfield
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U	The site had standing water on it Jan/Feb 2014. Surface water movement between BRS003, BRS004 and BRS005 (info from Parish Council).
	Critical Drainage Area	A	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues		An adoptable access would be required to serve this site. The site could be accessed via Stretton Close; however there is concern that sight lines are limited onto South End Road.
	Highway network suitability	N	Marginal impact on the highway.
	Public Transport network		There is a 2 hourly bus service passing through the village travelling between Newbury and Reading (1 st bus leaves approx. 8:00, last bus arrives approx. 18:30).
	Footways/Pavements	Y	There are narrow pavements throughout the village
Landscape	Located in AONB	Y	There are narrow pavements throughout the village
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play area at the recreation ground.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	On north and eastern parts of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	A	The site is located behind the current building line of the village
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water has significant concern regarding water supply capability, in particular water resource capability. There are known issues with Harts Hill Booster Station.
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	Site falls within SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Partially underlain by gravel. Policies 1 and 2 of the RMPLP are therefore relevant.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: BRS001, BRS002, BRS003, BRS004		As a service village on a small level of development is required in the village. Development of all the sites proposed would not be in keeping with the village.
Other (anything else to be considered)	The site is available within the next 1-5 years		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS004	Site Address:	Land off Stretton Close, Bradfield Southend	Development Potential:	12 dwellings (0.58ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside which would enable walking and cycling		The site's location 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.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the recreation ground and play area but some distance from sports facilities. Sports facilities at Bradfield College are over 2km away		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	-	There is limited facilities within the village and access to employment would be mainly by car		The limited opportunity for local employment means that the site could have a negative impact on economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	-	Within the village there are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the bus service is 2 hourly		Due to the location of Bradfield Southend there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety. Sight lines are limited onto South End Road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site has Tree Preservation Orders (TPO) on trees within its boundary and sits within a Biodiversity Opportunity Area	Extended Phase 1 Habitat Survey required	<p>Policy CS17 of the Core Strategy requires enhancements to biodiversity are made on sites within BOAs.</p> <p>Development could have a potential negative impact upon the landscape, however mitigation and enhancement measures would minimise the effect.</p>
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>The site is within the AONB.</p> <p>A Landscape Capacity Assessment has advised that development on the site is unlikely to compromise the natural beauty and special qualities of the AONB due to its visual containment subject to mitigation. However it is noted that development would result in the losses of significant tree belts (including Tree Preservation Order Trees), matrix of woodland and pasture which has links with the wider landscape, and visual and aural tranquillity.</p> <p>Part of the site could be pursued as a potential housing site.</p>	<p>A Landscape Capacity Assessment advises of the following mitigation measures:</p> <ul style="list-style-type: none"> • Development could be accommodated adjacent to the settlement edge but maintaining the small woodland group in the eastern corner as a public open space. • Retention and enhancement of the existing tree belt and woodland group in the northern corner. • Preferred access from Stretton Close. • Full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	<p>The site is located behind the existing building line but adjacent to the settlement boundary. It is well related to the existing settlement and is unlikely to have an impact on the character of the built environment.</p> <p>However, if the site was developed alongside sites BRS003 and BRS005, the linear settlement pattern would be eroded.</p>	The site should be developed in isolation rather than alongside BRS003 and BRS005 to avoid the erosion of the traditional linear settlement pattern	Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage	0	There is low archaeological potential on the site		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	assets?				
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site does not fall within an official area of flood risk; however it does lie adjacent to an area of surface water flood risk. The Parish Council indicated that there was standing water on the site during Jan/Feb 2014. The impact of development on sustainability relating to flooding is uncertain.	SUDs would need to be provided.	Unlikely to have an impact any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a BOA, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.

Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce the impact. Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside site BRS003 and BRS005, the traditional linear settlement character would be lost, this resulting in a potential negative effect.

There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site during January/February 2014. Development could impact negatively upon the landscape, however mitigation measures would reduce minimise any impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
Site ID:	BRS004	Site Address:	Land off Stretton Close, Bradfield Southend	Development Potential:	12 dwellings (0.58ha at 20dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement and would be suitable for a small number of dwellings that would be in keeping with the size and function of Bradfield Southend as a service village.

Discussion:

Site Description:

The site is located on the north western side of Bradfield Southend, entirely within the North Wessex Downs AONB. The site is contained on the southern and eastern edges by the settlement (and the southern edge of the site adjoins the existing settlement boundary of Bradfield Southend), and is accessed off Stretton Close and otherwise adjacent to the surrounding countryside. The western boundary is formed by a strong tree belt which continues part way along the northern boundary and widens into a small woodland group in the north west corner. There is another group of trees towards the south east corner. Most of the trees are Tree Preservation Ordered oaks. The field is currently used for horsiculture, and there are areas of scrub are emerging within the grassland. There are views north west across BRS005 to the north side of the local valley, from the open north east boundary. Otherwise the site is well contained with little intervisibility within the village, except for with houses immediately adjacent to the site.

Landscape:

A Landscape Capacity Assessment has advised that development on the site is unlikely to compromise the natural beauty and special qualities of the AONB due to its visual containment subject to mitigation.

Part of the site could be pursued as a potential housing site but at the loss of the linear settlement pattern.

Flood Risk:

The site does not fall within an area of flood risk; however the site is adjacent to an area at risk of surface water flooding. Bradfield Parish Council reported that there was standing water on the site in January/February 2014.

Highways /Transport:

[Comments from the Council's Highways and Transport team made in respect of part of site BRS003 and site BRS004]

The site [BRS003 (part) and BRS004] can accommodate up to 34 houses that will generate circa 204 daily vehicle movements including circa 20 during the 08.00 to 09.00 AM peak.

Owing to the projected size of the development and the existing use, this proposal will have a marginal impact on the highway.

An adoptable access would be required to serve this site. The site could be accessed via Stretton Close; however there is concern that sight lines are limited onto South End Road.

An alternative access is possible to the west; however the land available may be too narrow. However sight lines are also limited onto South End Road.

Existing footways and bus stops are available nearby. Bus services are available to Newbury / Thatcham and Reading, however these services are infrequent.

Ecology:

Given that the site sits within a Biodiversity Opportunity Area, biodiversity enhancements will be sought through policy CS17 of the Core Strategy. An Extended Phase 1 Habitat Survey would be required on this site.

Site Selection – Site Commentary

Archaeology:

No previous work undertaken but low archaeological potential.

Education:

The primary school is likely to have some capacity due to current situation, although as the school improves this is unlikely to continue. The school site can support a one form entry primary school (capacity of 210). Up to 50 additional dwellings in the village would be acceptable in terms of the capacity of the school.

Environmental Health:

No comments made on this site.

Minerals and Waste:

The site is partially underlain by gravel and policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are therefore relevant.

The extent of mineral deposit in this area unknown. The nearest former mineral working is located approximately 650 metres to the south east, which indicates that there may be potential for prior extraction, or use of the aggregates on site as part of the development should this site be progressed.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is 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.

There are known issues with Harts Hill Booster Station.

A detailed water supply strategy would be required.

Parish Council:

The site is well screened by trees and could be acceptable for a small amount of development. They have advised that the site regularly has standing water on it. Access to the site is considered acceptable to the Parish Council.

SA/SEA:

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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a BOA, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.

Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce the impact. Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside site BRS003 and BRS005, the traditional linear settlement character would be lost, this resulting in a potential negative effect.

There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site during January/February 2014. Development could impact negatively upon the landscape, however mitigation measures would reduce minimise any impact.

Site Selection – Site Commentary

Proposed development (from SHLAA submission):

The site promoters indicate in the submission details that the site could accommodate up to 15 dwellings (including 40% allowance for affordable housing in line with policy).

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	38 dwellings (1.9ha at 20dph)	Site Address:	Land at Crackwillow, Cock Lane, Bradfield Southend, RG7 6HW
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Development Potential:	38 dwellings (1.9ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Impact upon AONB - Tree Preservation Orders - Thames Water have raised significant concerns regarding water supply capability
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Site Assessment

Parish Council consultation response:	Concern that additional traffic would cause serious issues on Cock Lane
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Part of site	Landscape Assessment advises that there is possible potential for housing on a small part of the site, subject to a more detailed study
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		A	The site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	A	Site is adjacent to the settlement boundary
	Racehorse Industry	N	Greenfield. Site is adjacent to a private nursery school.
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U	The site had standing water on it Jan/Feb 2014. Surface water movement between BRS003, BRS004 and BRS005 (info from Parish Council).
	Critical Drainage Area	U	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	No comments made
	Highway network suitability	U	No comments made
	Public Transport network	U	There is a 2 hourly bus service passing through the village travelling between Newbury and Reading (1 st bus leaves approx. 8:00, last bus arrives approx. 18:30).
	Footways/Pavements	Y	There are narrow pavements throughout the village
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Play areas nearby	Y	Site is close to the play area at the recreation ground.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	Along southern boundary
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	A	The site is located behind the current building line of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	No previous work undertaken but low archaeological potential
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	Thames Water has significant concern regarding water supply capability, in particular water resource capability. There are known issues with Harts Hill Booster Station.
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	Site falls within SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BRS001, BRS002, BRS003, BRS005		As a service village only a small level of development is required in the village. Development of all the sites proposed would not be in keeping with the village.
Other (anything else to be considered)	The site will be available within the next 1-5 years		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRS005	Site Address:	Land at Crackwillow, Cock Lane, Bradfield Southend, RG7 6HW	Development Potential:	38 dwellings (1.9ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside which would enable walking and cycling		The site's location 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.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the recreation ground and play area but some distance from sports facilities. Sports facilities at Bradfield College are over 2km away		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	-	There is limited facilities within the village and access to employment would be mainly by car		The limited opportunity for local employment means that the site could have a negative impact on economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	-	Within the village there are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the bus service is 2 hourly		Due to the location of Bradfield Southend there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		
5. To protect and enhance	Will it conserve and	0	The site has Tree Preservation	Extended Phase 1 Habitat	Policy CS17 of the Core

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		Orders (TPO) on trees along southern boundary and sits within a Biodiversity Opportunity Area	Survey required. TPOs would need protecting if the site is developed	Strategy requires enhancements to biodiversity are made on sites within BOAs.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>A Landscape Character Assessment has advised that development may impact and harm the special qualities of the AONB and result in the loss of:</p> <ul style="list-style-type: none"> • Significant tree belts • Matrix of woodland and pasture which has links with the wider landscape • Visual and aural tranquillity • Meadow <p>There would also be an impact on the stream corridor to the northern boundary and that the topography of the site would require modification to enable housing development.</p> <p>The eastern part of the site could be pursued further as a potential housing site</p>	<p>The Landscape Character Assessment advises of the following mitigation measures:</p> <ul style="list-style-type: none"> • Retention of existing trees • Development should be contained within the eastern part of the site, not extending down the valley side to the north and west, and adjacent to the settlement edge. • Provision of a substantial tree belt and woodland group in the north west corner of site BRS004. • Sensitive treatment of built development in relation to the sloping site would be important. • Preferred access from Cock Lane. 	Development of the site would have a negative impact upon the character of the landscape, however mitigation measures would lessen the impact to some extent.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	<p>The site is located behind the existing building line but adjacent to the settlement boundary.</p> <p>Development of the site, either alone or with sites BRS003 and BRS004, would result in some erosion of the traditional linear settlement pattern.</p>	The traditional linear settlement pattern of the village would be maintained by the non development of this site. Developing the site could result in a potential negative effect.	Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There is low archaeological potential on the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	access to and enjoyment of the historic environment?				
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site does not fall within an official area of flood risk; however it does lie adjacent to an area of surface water flood risk. The Parish Council indicated that there was standing water on the site during Jan/Feb 2014. The impact of development on sustainability relating to flooding is uncertain.	SUDs would need to be provided.	Unlikely to have an impact any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a BOA, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.

Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape, however mitigation/enhancement measures would reduce the impact. Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside sites BRS003 and BRS004, the linear settlement character would be lost, thus resulting in a potential negative effect.

There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk and the Parish Council reported standing water on the site in January/February 2014. There is also a potential negative impact in relation to the impact of development upon the AONB.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
Site ID:	BRS005	Site Address:	Land at Crackwillow, Cock Lane, Bradfield Southend, RG7 6HW	Development Potential:	38 dwellings (1.9ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site may be suitable for a small number of dwellings, but would be too small to allocate.

Discussion:

Site Description:

The site is located on the north western side of Bradfield Southend, entirely within the North Wessex Downs AONB. The site is contained on the eastern and north eastern edges by the settlement (the eastern boundary of the site adjoins the settlement boundary of Bradfield Southend), is accessed off of Cock Lane and is otherwise adjacent to the surrounding countryside (BRS003 to the west, BRS004 to the south). The western boundary is formed by a tree belt, which continues along the northern boundary along the Pang tributary stream corridor. The south western boundary shared with site BRS004 is formed of TPO oak trees. The field is under meadow.

Landscape:

A Landscape Character Assessment has advised that development may impact and harm the special qualities of the AONB and result in the loss of significant tree belts, matrix of woodland and pasture which has links with the wider landscape, visual and aural tranquillity, and meadow.

There would also be an impact on the stream corridor to the northern boundary and that the topography of the site would require modification to enable housing development.

The eastern part of the site could be pursued further as a potential housing site subject to mitigation measures.

Flood Risk:

The site does not fall within an area of flood risk; however Bradfield Parish Council has advised that the site had standing water on it January/February 2014 and that there is surface water movement between BRS003, BRS004 and BRS005 (info from Parish Council).

Highways /Transport:

No site specific comments made.

Ecology:

Given that the site sits within a Biodiversity Opportunity Area, biodiversity enhancements will be sought through policy CS17 of the Core Strategy. An Extended Phase 1 Habitat Survey would be required on this site.

Archaeology:

No previous work undertaken but low archaeological potential.

Education:

The primary school is likely to have some capacity due to current situation, although as the school improves this is unlikely to continue. The school site can support a one form entry primary school (capacity of 210). Up to 50 additional dwellings in the village would be acceptable in terms of the capacity of the school.

Environmental Health:

No comments made on this site.

Minerals and Waste:

No comments made on this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Site Selection – Site Commentary

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is 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.

There are known issues with Harts Hill Booster Station.

A detailed water supply strategy would be required.

Parish Council:

Concern that additional traffic would cause serious issues on Cock Lane.

SA/SEA:

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 positive impacts on the site in relation to supporting active and healthy lifestyles given its proximity to open countryside. Given the site sits within a BOA, biodiversity enhancements will be sought through policy CS17 of the Core Strategy which will positively impact on the environmental sustainability of the site.

Potential negative impacts could occur in relation to the access to employment, services and facilities. The sites location in the AONB means that development has the potential to impact upon the landscape; however mitigation/enhancement measures would reduce the impact. Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside sites BRS003 and BRS004, the linear settlement character would be lost, thus resulting in a potential negative effect.

There is uncertainty relating to the impact development may have on flood risk as the site lies adjacent to an area of surface water flood risk.

Proposed development (from SHLAA submission):

The site promoters have suggested that the site could accommodate 24 dwellings (with provision for 40% affordable housing in line with Core Strategy policy).

Other land uses that the site promoters feel could be appropriate include a mix of residential and education, and education/community/employment connected with the private school adjacent to this site.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002	Site Address:	Land to the rear of The Hollies Nursing home, Reading Road, RG7 3BH
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Development Potential:	75 dwellings (2.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AWE Middle consultation zone
- Site considered alongside BUR002A and BUR004.

Site Assessment

Parish Council consultation response:	Access to the site could be an issue. Waste water and flooding are potential issues. The site is reasonably well screened. The Parish Council would rather see smaller sites (BUR004 and 002A) developed than the whole site.
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria	Yes / No / Unknown / Adjacent	Comments	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Parish Council indicate that the site may suffer from standing water at times
	Surface water flood risk	U	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Appropriate sight lines can be obtained onto Reading Road.
	Highway network suitability	N	Development likely to generate approximately 510 daily vehicle movements, including around 51 during the 08:00 to 09:00 AM peak. The impact of additional traffic is considered to be limited, but would need to be tested through a Transport Assessment.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	Pavements are present through the village.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is quite close to a number of areas of amenity space.
	Rights of Way affected	A	ROW runs along the eastern boundary of the site.
	Play areas nearby	U	Site is quite close to a play area for children
Ecology / Environmental / Geological	Protected species	Y	Part woodland BAP habitat & badger sett on site
	Ancient woodland	A	Site is wooded, although woodland on the site itself is not ancient woodland.

Site Selection – Site Assessment

	Tree Preservation Orders	A	Site is wooded, although none of the trees on the site actually have TPOs on them.
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)	N	
Relationship to surrounding area	Relationship to Settlement	Y	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	Half SPZ2, Half SPZ3
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR002A, BUR004, BUR005, BUR015		
Other (anything else to be considered)	Site is owned by multiple land owners.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002	Site Address:	Land to the rear of The Hollies Nursing home, Reading Road, RG7 3BH	Development Potential:	75 dwellings (2.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity spaces and children's play area. ROW runs along the eastern boundary of the site.	The ROW would need to be protected	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling.		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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	-	Part woodland BAP habitat and badger sett on site. Potential for	Extended Phase 1 Habitat Survey required.	Without appropriate mitigation measures development could have a

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?		reptiles and bats.	Appropriate mitigation would be required.	negative impact on environmental sustainability. Mitigation should neutralise this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Site is wooded, although woodland on the site itself is not ancient woodland.	Wooded areas would limit area suitable for development	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement .		Unlikely to be any significant sustainability issues
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land could have negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding although anecdotal evidence indicates that there may be some waterlogging at times.	SUDs would need to be provided.	Flood risk can have a negative impact on all elements of sustainability. Appropriate mitigation, including SUDS should reduce this impact.

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.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002	Site Address:	Land to the rear of The Hollies Nursing Home, Reading Road, RG7 3BH	Development Potential:	75 dwellings (2.5ha at 30dph)
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Recommendation:

The site is recommended for allocation, with BUR002A and BUR004.

Justification:

The site is well related to existing services and facilities. There are no significant issues on the site.

Discussion:

Site Description:

The site is located to the east of Burghfield Common, well related to the existing settlement and close to local services and facilities, including local schools.

Landscape:

No assessment of the landscape character has taken place for this area

Flood Risk:

The site is in FZ1. There is anecdotal evidence of standing water on the site. An FRA would be required to take into account surface water flooding. SUDs would need to be provided.

Highways /Transport:

The impact on the highway has been considered for this site and BUR002A and BUR004. The impact of additional traffic on the highway network is expected to limited, but a Transport Assessment would be required.

Regular buses pass near to the site with services to Tadley, Mortimer, Mortimer railway station and Reading.

Footways are present throughout the village.

Ecology:

Part of the site is a Woodland BAP habitat and there is a badger sett present on the site. Reptiles and bats may also be present.

An extended phase 1 habitat survey would be required and appropriate mitigation provided.

The site is adjacent to ancient woodland and trees protected by TPOs. Appropriate buffers would need to be provided.

Archaeology:

There are no known archaeological issues on the site.

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

There are no known air quality, noise or contamination issues.

Minerals and Waste:

Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP would be required.

No known waste issues.

Land use planning consultation zone:

The site is within the middle AWE consultation zone. Consultation with ONR is required and will take place

Site Selection – Site Commentary

on the principle of development in the East Kennet Valley as part of the preferred options consultation.

Environment Agency:

The site is within FZ1 and 50% in SPZ2 and 50% in SPZ3.

Thames Water:

Comments cover BUR002, BUR002A and BUR004.

No issues identified relating to Water Supply capability.

Concerns regarding Wastewater services, possible hydraulic flooding downstream. The existing network is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council sees that access to the site could be an issue, with waste water and flooding potential issues. The site is reasonably well screened. The Parish Council would rather see smaller sites (such as BUR004 and BUR002A) developed than the whole site.

SA/SEA:

The SA/SEA does not highlight any significant sustainability issues. There are likely to be positive impacts on sustainability due to the location of the site for access to local services and facilities and opportunities for walking, cycling and public transport. Without appropriate mitigation there could be a negative impact on environmental sustainability due to the potential impact on biodiversity and ecology.

Proposed development (from SHLAA submission):

The whole site (inc. BUR004 and BUR002A) is being promoted for between 85 and 115 dwellings depending on whether the whole site, or only part, is to be developed.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002A	Site Address:	Land adjacent to Primrose Croft, Reading Road, Burghfield Common, RG7 3BH
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Development Potential:	26 dwellings (0.86 at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AWE Middle consultation zone
- Site is considered alongside BUR002 and BUR004.

Site Assessment

Parish Council consultation response:	Access to the site could be an issue. Waste Water and flooding are potential issues. The site is reasonably well screened. The Parish Council would rather see small sites such as this one, that larger sites such as BUR002 developed.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Parish Council identified potential flooding issues on the site
	Surface water flood risk	U	
	Critical Drainage Area	N	
Contamination / pollution			
Air Quality		N	
	Contaminated Land	N	
Highways / Transport	Access issues	N	Access from BUR002 as a whole is not considered to be an issue; appropriate sight lines could be obtained onto Reading Road. Sight lines from this site along would be difficult due to limited available frontage.
	Highway network suitability	Y	Development is anticipated to generate approximately 510 daily vehicle movements, including 51 during the 08:00 to 09:00 AM peak. This is not considered to have a significant impact on the highway network.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	There are footpaths throughout the village
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
Green Infrastructure	Other		
	Open Space / Playing field / Amenity Space nearby	U	Site is quite close to amenity space
	Rights of Way affected	A	ROW to eastern boundary of the site.
Ecology / Environmental	Play areas nearby	U	Site is quite close to play facilities for children
	Protected species	U	An extended Phase 1 Habitat Survey would be

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown / Adjacent	Comments	
/ Geological		required. Potential for Bats, reptiles and badgers.	
	Ancient woodland	A	Adjacent to Ancient Woodland
	Tree Preservation Orders	A	Adjacent to trees with TPOs
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to existing settlement	Y	The site is a relatively small site on the edge of the village, although does also form part of BUR002.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	50% in SPZ2 and 50% in SPZ3.
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: BUR002, BUR004, BUR005, BUR015		
Other (anything else to be considered)	Whole of BUR002 would need to be considered as one site with BUR004.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR002A	Site Address:	Land adjacent to Primrose Croft, Reading Road, Burghfield Common, RG7 3BH	Development Potential:	26 dwellings (0.86 at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity spaces and children's play area. PROW runs along the eastern boundary of the site.	The PROW would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling.		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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Adjacent to ancient woodland and trees with TPOs	Extended Phase 1 Habitat Survey required and Appropriate buffers would be provided.	Unlikely to be significant impact on environmental sustainability assuming appropriate buffers were

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape.		provided.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing residential development.		Unlikely to be any significant sustainability issues
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land could have negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not formally at risk from flooding although there is anecdotal evidence that the site can be boggy.	SUDs would need to be provided.	Flooding can have a negative impact on all elements of sustainability. Appropriate mitigation

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					including SUDs should reduce this impact.

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. There is potentially a negative impact from the site being Greenfield.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
Site ID:	BUR002A	Site Address:	Land adjacent to Primrose Croft, Reading Road, Burghfield Common, RG7 3BH	Development Potential:	26 dwellings (0.86ha at 30dph)

Recommendation:

The site is recommended for allocation, with BUR002 and BUR004.

Justification:

The site is well related to existing services and facilities. There are no significant issues on the site.

Discussion:

Site Description:

The site is located to the east of Burghfield Common, well related to the existing settlement and close to local services and facilities, including local schools.

Landscape:

No assessment of the landscape character has taken place for this area

Flood Risk:

The site is not at risk from flooding although there is anecdotal evidence of standing water on the site. SUDs would need to be provided.

Highways /Transport:

The impact on the highway has been considered for this site and BUR002 and BUR004. The impact of additional traffic is expected to have a limited impact, but a Transport Assessment would be required.

Regular buses pass near to the site with services to Tadley, Mortimer, Mortimer railway station and Reading.

Footways are present throughout the village.

Ecology:

An extended phase 1 habitat survey would be required and appropriate mitigation provided.

The site is adjacent to ancient woodland and tress protected by TPOs.

Archaeology:

There are no known archaeological issues on the site.

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

There are no known air quality, noise or contamination issues.

Minerals and Waste:

Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP would be required.

No known waste issues.

Land use planning consultation zone:

The site is within the middle AWE consultation zone. Consultation with ONR is required and will take place on the principle of development in the East Kennet Valley as part of the preferred options consultation.

Environment Agency:

Site Selection – Site Commentary

The site is within FZ1 and 50% in SPZ2 and 50% in SPZ3.

Thames Water:

Comments cover BUR002, BUR002A and BUR004.

No issues identified relating to Water Supply capability.

Concerns regarding Wastewater services, possible hydraulic flooding downstream. The existing network is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council sees that access to the site could be an issue, with waste water and flooding potential issues. The site is reasonably well screened. The Parish Council would rather see smaller sites (such as BUR004 and BUR002) developed than the whole site.

SA/SEA:

The SA/SEA does not highlight any significant sustainability issues. There are likely to be positive impacts on sustainability due to the location of the site for access to local services and facilities and opportunities for walking, cycling and public transport. Without appropriate mitigation there could be a negative impact on environmental sustainability due to the potential impact on biodiversity and ecology.

Proposed development (from SHLAA submission):

The whole site (inc. BUR004 and BUR002) is being promoted for between 85 and 115 dwellings depending on whether the whole site, or only part, is to be developed.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR003	Site Address:	Clayhill Copse, Burghfield Common, Reading
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Development Potential:	147 dwellings (4.9ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- TPOs across whole site
- Ancient Woodland covers whole site
- Local Wildlife site
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	Site is poorly related to the village and covered with trees. The Parish Council agreed with the SHLAA assessment of not currently developable.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse detrimental impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Whole site is covered by ancient woodland and TPOs.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent

*Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR004	Site Address:	Land opposite 44 Lamden Way, Burghfield Common, RG7 3LZ
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Development Potential:	10 dwellings (0.32ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Access
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	Access to the site could be an issue. Concerns regarding potential flood risk. The Parish Council would rather see smaller sites, such as this one, developed rather than larger sites such as BUR002.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	Access either from Lamden Way, or site would need to be developed as part of a larger development including BUR002
	Highway network suitability	Y	Development is anticipated to generate approximately 510 daily vehicle movements, including 51 during the 08:00 to 09:00 AM peak. This is not considered to have a significant impact on the highway network.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	Pavements available through the village from the site
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing Field / Amenity Space nearby	U	Site is quite close to local amenity space
	Rights of Way affected	N	

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Unknown / Adjacent	Comments
	Play areas nearby	U Site is quite close to play facilities for children
Ecology / Environmental / Geological	Protected species	U An extended Phase 1 habitat survey required, potential for bats, reptiles and badgers.
	Ancient woodland	A Site is adjacent to an area of ancient woodland
	Tree Preservation Orders	N
	Local Wildlife Site	N
	Nature Reserve	N
	Other (eg. BOA)	N
Relationship to surrounding area	Relationship to settlement	U In isolation, development of the site would be out of keeping with the surrounding area
	Incompatible adjacent land uses	N
Heritage	Archaeology	N
	Conservation area	N
	Listed buildings	N
	Scheduled Monument	N
Utility Services	Presence of over head cables / underground pipes	N
	Water Supply	Y
	Wastewater	N TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	U No comment made
AWE consultation Zone	Middle	Y
	Outer	N
Proximity to railway line		N
Minerals and Waste	Minerals preferred area	N
	Mineral consultation area	N
	Minerals/Waste site	N
	Other	
Relationship to / in combination effects of other sites	List of neighbouring sites: BUR002, BUR002A, BUR016, BUR015	Site would need to be allocated as part of a larger site (inc. BUR002 and BUR016)
Other (anything else to be considered)		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR004	Site Address:	Land opposite 44 Lamden Way, Burghfield Common, RG7 3LZ	Development Potential:	10 dwellings (0.32ha at 30dph).
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity space and children's play area.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and within walking distance of schools. Limited employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling.		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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Adjacent to area of ancient woodland	Extended Phase 1 Habitat Survey and appropriate buffers required.	With appropriate buffers to the ancient woodland it is unlikely that there will be an impact on any element of sustainability.
	Will it conserve and	0			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?				
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement.		Unlikely to be any significant sustainability issues
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-			Development on greenfield land could have negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	No evidence of flood risk	SUDs would need to be provided	There is no flood risk on the site, therefore there should not be an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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 and for opportunities to use walking, cycling and public transport. The site is not at risk from flooding, which is also positive in terms of sustainability. There are potentially negative impacts from the site being greenfield.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
Site ID:	BUR004	Site Address:	Land opposite 44 Lamden Way, Burghfield Common, RG7 3LZ	Development Potential:	10 dwellings (0.32ha at 30dph)

Recommendation:

The site is recommended for allocation, with BUR002 and BUR002A.

Justification:

The site is well related to existing services and facilities. There are no significant issues on the site.

Discussion:

Site Description:

The site is located to the east of Burghfield Common, well related to the existing settlement and close to local services and facilities, including local schools.

Landscape:

No assessment of the landscape character has taken place for this area

Flood Risk:

The site is not at risk from flooding. SUDs would need to be provided.

Highways /Transport:

The impact on the highway has been considered for this site and BUR002 and BUR002A. The impact of additional traffic is expected to have a limited impact on the highway network, but a Transport Assessment would be required.

Regular buses pass near to the site with services to Tadley, Mortimer, Mortimer railway station and Reading.

Footways are present throughout the village.

Ecology:

An extended phase 1 habitat survey would be required and appropriate mitigation provided.

The site is adjacent to ancient woodland and so buffers would need to be provided.

Archaeology:

There are no known archaeological issues on the site.

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

There are no known air quality, noise or contamination issues.

Minerals and Waste:

No known mineral deposits.

No known waste issues.

Land use planning consultation zone:

The site is within the middle AWE consultation zone. Consultation with ONR on this site by itself is not required. As a whole with BUR002, BUR002A, consultation is required and will take place on the principle of development in the East Kennet Valley as part of the preferred options consultation.

Environment Agency:

No comment made

Site Selection – Site Commentary

Thames Water:

Comments cover BUR002, BUR002A and BUR004.

No issues identified relating to Water Supply capability.

Concerns regarding Wastewater services, possible hydraulic flooding downstream. The existing network is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council sees that access to the site could be an issue, with waste water and flooding potential issues. The site is reasonably well screened. The Parish Council would rather see smaller sites (such as BUR004 and BUR002A) developed that the whole site.

SA/SEA:

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 and for opportunities to use walking, cycling and public transport. The site is not at risk from flooding, which is also positive in terms of sustainability. There are potentially negative impacts from the site being Greenfield.

Proposed development (from SHLAA submission):

The site is being promoted both as a small site, and as part of the larger BUR002, BUR002A as a whole, which is being promoted for between 85 and 115 dwellings.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR005	Site Address:	Land between Reading Road and Gully Copse, Burghfield Common, Reading, RG7 3BG
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Development Potential:	71 dwellings (2.35ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Distance from amenity space / play facilities
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	Development of the site would extend the village eastwards. Concern raised regarding access to the site in terms of the hill and blind corners in the vicinity.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Some concern raised regarding access to the site due to access from a hill and blind corners.
	Highway network suitability	U	No comment made on this site
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	U	There are pavements available within the village, however, the site itself does not currently have a pavement linking it into the village.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	Site is not close to local amenity space
	Rights of Way affected	A	PROW from south western part of the site towards BUR002
	Play areas nearby	N	Site is not close to local facilities for children.
Ecology / Environmental / Geological	Protected species	N	The site is within a BAP habitat.
	Ancient woodland	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	Site is located on the very edge of the village. Development of the site would extend the village beyond the current building line, which would lead to a change in the character of this part of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP needs to be considered.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: BUR002, BUR002A, BUR008		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR005	Site Address:	Land between Reading Road and Gully Copse, Burghfield Common, Reading, RG7 3BG	Development Potential:	71 dwellings (2.35ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch.		
	Will it protect and enhance green infrastructure across the district?	0	Site is not close to local amenity spaces or children's play areas . PROW from south western part of the site towards BUR002	The ROW would need to be protected	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling, but no pavement linking to village.	Footpath would need to be provided	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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Part BAP habitat		Unlikely to be significant impact on environmental sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0			
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would extend the village beyond the current building line, which would lead to a change in the character of this part of the village		Development which extends the building line could have a negative impact on social sustainability by changing the character of the area.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land could have negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding.	SUDs would need to be provided	Unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

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 quite close to local services and facilities, although is on the very edge of the village. There are opportunities for walking, cycling and using of public transport. The extension of the village outside the existing building line could have a negative impact on social sustainability, but changing the character of the village.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
Site ID:	BUR005	Site Address:	Land between Reading Road and Bully Copse, Burghfield Common, Reading, RG7 3BG	Development Potential:	71 dwellings (2.35ha at 30dph)

Recommendation:

The site is not recommended for development.

Justification:

The site is not as well related to the existing settlement pattern as other sites within the village. Development of the site would extend the village well beyond the existing building line.

Discussion:

Site Description:

The site is located to the east of Burghfield Common, on the edge of the existing settlement. The site is quite close to local services and facilities.

Landscape:

No assessment of the landscape character of this area has been made.

Flood Risk:

The site is within FZ1. SUDs would be required to take account of runoff from the site.

Highways /Transport:

Specific Highways comments have not been made for this site.

Access concerns were raised by the Parish Council due to the access from a hill and blind corners.

Ecology:

Part of the site is within a BAP habitat.

Archaeology:

No known archaeological issues.

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

No known air quality, noise or contamination issues.

Minerals and Waste:

Site is partially underlain by gravel. Policies 1 & 2 of the RMLP would need to be considered

No known waste issues

Land use planning consultation zone:

The site is in the middle AWE consultation zone. Consultation with ONR would be required. Consultation on the principle of development in the East Kennet Valley will take place as part of the preferred options consultation.

Environment Agency:

The site is within SPZ1.

Thames Water:

TW not consulted on this site

Parish Council:

The Parish Council raised concern that development of the site would extend the village eastwards.

Site Selection – Site Commentary

Concern was also raised in relation to access to the site as it is on a hill and there are blind corners in the vicinity.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant issues with this site. The site is quite close to local services and facilities, although is on the very edge of the village. There are opportunities for walking, cycling and using of public transport. The extension of the village outside the existing building line could have a negative impact on social sustainability, changing the character of the village.

Proposed development (from SHLAA submission):

The site is proposed for between 50 and 100 dwellings, allowing for areas of informal open space, affordable housing and with potential for other uses on the site.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR006	Site Address:	Land adjacent to Bolt Hole, Hollybush Lane, Burghfield Common, RG7 3JS
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Development Potential:	58 dwellings (1.92ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council response linked to BUR007. Would not like to see the site developed. Concern regarding traffic along Hollybush Lane. There is no natural boundary to the site, therefore, concern about continued sprawl beyond the current site in the future. Surface water and drainage problems exist on the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	Some evidence of drainage issues on the site.
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Development of this site with part of BUR007 would generate approximately 948 daily vehicle movements, including about 95 during the 08:00 to 09:00 AM peak. This would have a significant impact on Hollybush Lane and the Reading Road / Hollybush Lane traffic signal crossroads. Hollybush Lane would need to be widened throughout and traffic calming replaced. Consideration would need to be given as to how parking, traffic and pedestrians relating to the school would be managed.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station. The nearest bus stops are about 700m away.
	Footways/Pavements	Y	Site is on the edge of the village, pavements exist on the opposite side of the road to the site once within the built up area of the village.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not assessed	
	Other		

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
Green Infrastructure	Open Space / Playing fields / Amenity Space nearby	Y	Site is close to local amenity space.
	Rights of Way affected	Y	PROW passes the western boundary of the site
	Play areas nearby	Y	The site is close to a play areas and facilities for children.
Ecology / Environmental / Geological	Protected species	Y	Potential for Badgers and Bats. Extended Phase 1 Habitat Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relative scale in relation to existing settlement	Y	Development here would extend the village to the west.
	Incompatible adjacent land use	N	
Heritage	Archaeology	A	Some archaeological potential from the adjacent site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel with significant potential for extraction. Policies 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: BUR007, BUR011		Development in combination with BUR007 could lead to a significant increase in the size of the village.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR006	Site Address:	Land adjacent to Bolt Hole, Hollybush Lane, Burghfield Common, RG7 3JS	Development Potential:	58 dwellings (1.92ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and school.		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity spaces and children's play areas. PROW on western side of site.	Right of way would need to be maintained.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to school. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Footpath would need to be provided along Hollybush Lane	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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential to include a safe crossing of Hollybush Lane.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Site is within Biodiversity Opportunity Area and there are TPOs on site. There is potential for badgers and bats on the site.	Extended Phase 1 Habitat Survey required. Appropriate mitigation would be required should protected species be	Development of the site could have a negative impact on environmental sustainability. Appropriate

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				found on the site. Buffers for the TPOs would be required.	mitigation would help to minimise this risk.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would extend the village to the west, well beyond the existing building line.		There is potential for development of this site to have a negative impact on sustainability. Mitigation measures would be able to mitigate some of the impact, although to overcome the out of keeping extension to the west of the village additional sites in this area would need to be developed.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Some archaeological potential from the adjacent site, BUR007	Further work would be required to identify the extent of archaeology, if any, on the site.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	There is no official flood risk on the site, although there is anecdotal evidence of drainage issues.	SUDs would need to be provided, and an FRA may need to be considered.	Flooding can have a negative impact on all elements of sustainability. Appropriate mitigation can reduce this risk, and should neutralise any impact on sustainability.

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 will have positive impacts in relation to access to local services and facilities and opportunities for walking, cycling and public transport. There are potential negative impacts on environmental sustainability in relation to protected species on the site, and mitigation measures would be required to minimise this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR006	Site Address:	Land adjacent to Bolt Hole, Hollybush Lane, Burghfield Common, RG7 3JS	Development Potential:	58 dwellings (1.92ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However, development of the site would extend the village to the west, and without other neighbouring sites being developed this would extend the village's building line.

The site is unpopular locally and other sites within the village are seen as preferable to this one.

Discussion:

Site Description:

The site is located to the west of Burghfield Common, well related to local services and facilities, especially the local infant and secondary schools. A public right of way runs along the western boundary of the site. This would need to be protected should the site be developed.

Landscape:

No assessment has been made of the landscape character in this area.

Flood Risk:

The site is within FZ1. There is some anecdotal evidence that there are drainage issues on the site. SUDs would be required to take account of run off generated within the site.

Highways /Transport:

This site has been assessed alongside BUR007. The traffic generated from the two sites is considered to have a significant impact on Hollybush Lane and the nearby Reading Road / Hollybush Lane traffic signal crossroads.

Hollybush Lane would need to be widened throughout using available highway lane, traffic calming would need to be replaced. Consideration would also need to be given to parking, traffic and pedestrians from the schools.

Ecology:

There are potentially badgers and bats on the site. An extended phase 1 habitat survey is required. The site is adjacent to trees protected by TPOs. Appropriate mitigation and buffers would be required.

Archaeology:

There is some archaeological potential from BUR007 adjacent to the site. Further work would be required, but it is unlikely that there would be an impact on deliverability.

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

There are no known air quality, noise or contamination issues on the site.

Minerals and Waste:

This site is underlain with gravel, with a significant potential for extraction. Policies 1 & 2 of the RMLP would need to be considered.

No known waste issues

Land use planning consultation zone:

Site Selection – Site Commentary

The site is in the outer AWE consultation zone. Consultation with ONR is not required.

Consultation with ONR on the principle of development within the East Kennet Valley will take place as part of the Preferred Options consultation.

Environment Agency:

The site is within SPZ3.

Thames Water:

No issues identified relating to Water Supply capability.

Small local sewers. Concerns regarding Wastewater services. The existing network is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council see this site linked to BUR007. They would not like to see either site developed. There is concern relating to additional traffic along Hollybush Lane. There is no natural boundary to the site and therefore, there is concern that if the site is developed additional land beyond the site would be developed. Surface water and drainage issues exist on the site.

SA/SEA:

The SA/SEA indicates a predominately neutral impact on sustainability. There are no significant sustainability issues. The site will have positive impacts in relation to access to local services and facilities and opportunities for walking, cycling and public transport. There are potential negative impacts on environmental sustainability in relation to protected species on the site, mitigation measures would be required to minimise this impact.

Proposed development (from SHLAA submission):

The site is being promoted for approximately 82 – 87 mixed use dwellings including key worker housing, elderly person accommodation and affordable housing. The small wooded area would be retained for open space.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR007	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW
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Development Potential:	600 dwellings (20ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Scale of proposed development in relation to size and function of the settlement - Greenfield - Potential flood risk (surface and ground water) - TPOs (on part of the site) - Overhead Cables (on part of the site) - AWE outer consultation zone
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Site Assessment

Parish Council consultation response:	Parish Council response linked to BUR006. Parish Council are strongly against development of this site. Concern regarding traffic along Hollybush Lane. There is no natural boundary to the site, therefore, concern about continued sprawl beyond the current site in the future. Surface water and drainage problems exist on the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Site is very large, and development of this scale would have a significant impact on the village. Development of this scale is not required as part of the DPD. A smaller area of the site may be considered suitable for development.
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Evidence of drainage issues on the site
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access to the site is not considered to be an issue
	Highway network suitability	N	Development of the site would generate approximately 948 daily vehicle movements including about 95 during the 08:00 to 09:00 AM peak. This could lead to a significant impact on Hollybush Lane and the nearby Reading Road / Hollybush Lane traffic signal crossroads. BUR007 was subject to a previous planning application. Highways & Transport eventually concluded that to accommodate significant increases in traffic along Hollybush Lane, the road would need to be widened throughout using available highway lane, traffic calming would need to be replaced and consideration given to how parking, traffic and pedestrians associated with the school would be managed.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station. The nearest bus stop is approximately 700m from the site.
	Footways/Pavements	Y	Pavements existing throughout the village, although at this point they are on the opposite side of the road to the site.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	Y	PROW passes through the northern part of the site
	Play areas nearby	Y	Site is close to play area and facilities for children.
Ecology / Environmental / Geological	Protected species	Y	Badgers present on the site, bats potentially present. Benham's Gully would need to be protected. Extended phase 1 Habitat Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (<i>Eg. BOA</i>)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is very large, and development of this scale would have a significant impact on the village. Development of this scale is not required as part of the SAD DPD.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Possible enclosure record in area and size of the site suggests there could be some archaeological potential
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
	Water Supply		
	Wastewater		
	Groundwater Source protection zone (SPZ)		
Utility Services	Presence of over head cables / underground pipes	Y	
	Water Supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is completely underlain by gravel deposits, with significant potential for extraction. Policy 1 & 2 of the RMLP needs to be considered. Land to the immediate west of the site has been commercially worked for minerals.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR006, BUR011		Development in combination with BUR006 could lead to a significant increase in the size of the village.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR007	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW	Development Potential:	600 dwellings (20ha at 30dph).
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is relatively close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and school.		
	Will it protect and enhance green infrastructure across the district?	?	Site is close to local amenity spaces and children's play areas. A PROW passes through the northern part of the site	The right of way would need to be preserved.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to school. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Footpath would need to be provided along Hollybush Lane	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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential to include a safe crossing of Hollybush Lane.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Badgers present on site. Need to protect Benham's Gully. Site is within Biodiversity Opportunity Area and there are TPOs on site.	Extended Phase 1 Habitat Survey required. Appropriate mitigation would be required.	Potential for a negative impact on environmental sustainability. Mitigation measures would help to

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The impact on the landscape will depend on the scale of development	Impact would be lessened with smaller scale development	reduce this impact.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The impact will depend on the scale of development	Impact would be lessened with smaller scale development	There is potential for a negative impact on sustainability depending on the scale of development. Mitigation measures and good design would help to reduce the impact.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Possible enclosure record in area and size of the site suggests there could be some archaeological potential		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is mainly greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Surface water flood risk area and issues of drainage.	An FRA would be required. Appropriate mitigation including SUDs would need to be	Flooding can cause a negative impact on all elements of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				provided.	Mitigation measures, including SUDs, will help to reduce this impact.

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 well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhampstead
Site ID:	BUR007	Site Address:	Land at Firlands, Burghfield Common, Reading, RG7 3JW	Development Potential:	600 dwellings (20ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is well related to the village, close to the infant and secondary schools as well as other local facilities. However, development of this site would extend the village to the west. Development potential on the site is greater than is required for Burghfield Common, as a Rural Service Centre within the Settlement Hierarchy.

The site is unpopular locally and other sites within the village are seen as preferable to this one.

Discussion:

Site Description:

The site is located to the east of Burghfield Common, close to local services and facilities including the infant and secondary schools. A public right of way passes through the site, and this would need to be protected should development take place.

Landscape:

No landscape character assessment has been done for this area.

Flood Risk:

The site is within FZ1. The site is at risk from surface water flooding and there is anecdotal evidence that there are drainage issues on the site.

An FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

This site has been considered alongside BUR006.

The traffic generated is likely to have a significant impact on Hollybush Lane and the nearby Reading Road/Hollybush Lane traffic signal crossroads. Hollybush Lane would need to be widened, the traffic calming replaced and consideration given to the parking, traffic and pedestrians from the school.

There are footways throughout the village.

There are good bus services linking the village to Mortimer Railway Station and Reading Town Centre. The nearest bus stop is approximately 700m from the site.

Ecology:

Badgers and Bats are present on the site. Benham's Gully would need to be protected.

The site is within a BOA.

An extended phase 1 habitat survey would be required with appropriate mitigation provided.

Archaeology:

Possible enclosure recorded in the area. The size of the site would indicate there is some potential. Further assessment would be required, but unlikely to impact on delivery.

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

No known air quality, noise or contamination issues, although a former landfill site is located to the immediate west of the site.

Site Selection – Site Commentary

Minerals and Waste:

The site is underlain by gravel deposits. There is significant potential for extraction. Land to the west of the site has previously been worked for minerals. Policies 1 & 2 of the RMLP need to be considered.

A former landfill site is located to the west of the site. While the waste is inert there are possible issues that would need to be considered.

Land use planning consultation zone:

The site is in the outer AWE consultation zone. Consultation with ONR would be required should the whole site be developed.

Consultation with ONR will take place on the principle of development in the East Kennet Valley as part of the Preferred Options consultation.

Environment Agency:

The site is within SPZ2 and adjacent to a historic landfill site.

Thames Water:

Concern regarding Water Supply capacity. Current water supply network is unlikely to be able to support demand from this site. Water infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

Concern regarding Wastewater Services, possibility of downstream flooding. Current wastewater network in this area is unlikely to be able to support demand from this site. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply and drainage strategy would be required.

Parish Council:

The Parish Council see this site linked to BUR006. They would not like to see either site developed. There is concern relating to additional traffic along Hollybush Lane. There is no natural boundary to the site and therefore, there is concern that should the site be developed additional land beyond the site would be developed. Surface water and drainage issues exist on the site.

SA/SEA:

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 well related to the existing settlement with good access to local services and facilities which has a positive impact on sustainability. Opportunities for walking, cycling and public transport are also positive in terms of sustainable travel. There are potential negative impacts on environmental sustainability in relation to protected species on the site. Mitigation measures would be required to minimise this impact. There is a negative impact on sustainability as the site is greenfield. Mitigation measures, including good design methods, would help to reduce this impact. The site as a whole is very large, and so in many cases the level of the impact would depend on the size of development taking place.

Proposed development (from SHLAA submission):

The site was previous subject to an invalid planning application for a local centre.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR008	Site Address:	Land adjoining Man's Hill, Burghfield Common, RG7 3BD
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Development Potential:	315 dwellings (10.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Scale of proposed development in relation to size and function of the settlement - Greenfield - Potential flood risk (surface water and ground water) - AWE middle consultation zone
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Site Assessment

Parish Council consultation response:	Concerns raised in relation to access to the site. Man's Hill is not a good road and would need to be upgraded. The site would extend Burghfield to the east and any development on the site would be highly visible. The Parish Councils would not like to see this site developed.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		U	14/00962/OUTMAJ. Application for 210 dwellings. Pending consideration.
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Significant detrimental impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	The whole site is large compared to the village as a whole, and would extend the village to the south east. Development of the whole site would change the character of the village.
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	
	Surface water flood risk	Y	The site is at risk from surface water flooding
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	Access to the site is poor. Man's Hill would need to be widened to allow suitable access.
	Highway network suitability		Highways assessment has not been carried out on this site.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	U	Pavements are present throughout the village, although are not present on Man's Hill itself.
Landscape	Located in AONB	N	
	Located within an Area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing Field / Amenity Space nearby	U	Site is quite close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	U	The site is quite close to local play facilities.
Ecology / Environmental / Geological	Protected species	U	Part of the site is a BAP Habitat
	Ancient woodland	A	Site is adjacent to ancient woodland.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Tree Preservation Orders	N	Part of the site is wooded, although the woodland is not protected by TPOs.
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>Eg. BOA</i>)	Y	Site is within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to Settlement	U	Site is separated into two areas by Man's Hill
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Site is near to some historic houses
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source protection zone (SPZ)	Y	The site is within SPZ2 and has an ordinary watercourse within it.
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits, but borehole data indicates the depth and quality of deposits are such that Policy 1 & 2 of the RMLP are not considered to be an issue.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR005, BUR002		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR008	Site Address:	Land adjoining Man's Hill, Burghfield Common, RG7 3BD	Development Potential:	315 dwellings (10.5ha at 30dph). Application 14/00962/OUTMAJ for 210 dwellings pending consideration. (May 2014)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is relatively close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch, but existing road access is poor		
	Will it protect and enhance green infrastructure across the district?	0	Site is quite close to local amenity spaces and children's play areas.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling, but no pavement linking to village.	Footpath would need to be provided	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. The split site and narrow road access could have negative environmental impacts.
	Will it reduce the number of road traffic accidents and improve safety?	-	Man's Hill is a narrow road and there are safety concerns. The site is split into two parts, north and south of the road.	Could be mitigated with road improvements	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Part BAP habitat. Adjacent to ancient woodland	Appropriate buffers would be required.	The change in character to this rural area could have negative impact on environmental sustainability. Mitigation could help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	This site has a very rural character and development on this scale would impact on the setting of the village.	Careful design and appropriate landscaping would be required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the whole site would change the character of the built environment. The south eastern parts of the site are poorly related to the existing settlement. Development of this size could be considered out of keeping with the role and function of the village within the settlement hierarchy.	Careful design	The impact on the built environment, through development which is out of keeping with the settlement role and function could have a negative impact on sustainability. Careful design and a smaller site area could reduce this impact
	Will it conserve and enhance the significance of the District's heritage assets?	0	Site is near to some historic houses		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Surface water flood risk area	An FRA would be required and appropriate mitigation including SUDs provided.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures, including SUDs, can help to reduce this impact.

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 there are both a number of positive and negative impacts as a result of development.

The site is close to local services and facilities within the village, and would provide opportunities for walking, cycling and public transport. Negative sustainability issues exist in relation to Road Safety, impact on landscape and the built environment, as well as being a greenfield site at risk of flooding. Mitigation measures would reduce some of the impact on sustainability in some of these areas.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
Site ID:	BUR008	Site Address:	Land adjoining Man's Hill, Burghfield Common, RG7 3BD	Development Potential:	315 dwellings (10.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is located on the edge of Burghfield, extending out into the countryside. The site is rural in nature and development would have an impact on the landscape character and the character of the built environment.

Development of the whole site is out of keeping with the village's role and function within the settlement hierarchy and other sites within Burghfield Common are considered to be better related to the existing settlement.

Discussion:

Site Description:

The site is located to the south east of Burghfield Common, spanning either side of Man's Hill. The northern part of the site is well related to the existing settlement, although the southern parts are poorly related.

Development on this scale would be out of keeping with the role and function of Burghfield Common as a Rural Service Centre within the settlement hierarchy.

Landscape:

No landscape character assessment work has been carried out for this area. However, development of the site would have an impact on the character of the landscape.

Flood Risk:

The site is at risk from surface water flooding. It is also within FZ1. An FRA and appropriate mitigation, including SUDs would be required.

Highways /Transport:

Highways have not been consulted on this site.

Access to the site, via Man's Hill, is poor and would need significant improvements and road safety is considered an issue.

Ecology:

The site is within a BOA and partly within a BAP habitat.

There is ancient woodland adjacent to the site. Appropriate buffers would be required.

Archaeology:

No known archaeological issues on the site

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

No known air quality, noise or contamination issues

Minerals and Waste:

Site is partially underlain by gravel, borehole data for the site indicates that the depth and quality of mineral deposits are such that policies 1 & 2 of the RMLP are not an issue.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is in the middle AWE consultation zone. Consultation with ONR would be required. Consultation with ONR on the principle of development in the East Kennet Valley will be carried out as part of the preferred options consultation.

Environment Agency:

The site is within SPZ2 and has an ordinary watercourse within it.

Thames Water:

TW not consulted on this site

Parish Council:

The Parish Council raised concern relating to the access to the site via Man's Hill. The road is poor quality and would need to be upgraded. The site would extend Burghfield Common to the east, and any development on this site would be highly visible. The Parish Council would not like to see this site developed.

SA/SEA:

The SA/SEA did not highlight any significant sustainability issues with the site. The impact would predominantly be neutral, although there are a number of negative impacts on sustainability. The site scores positively in terms of access to local services and facilities and opportunities for walking, cycling and public transport, but development is likely to have a negative impact on the character of the landscape and built environment. The site is also within a surface water flood risk area, although mitigation could reduce this impact.

Proposed development (from SHLAA submission):

An outline planning permission for the site was submitted in May 2014 for 210 dwellings (40% affordable) with access from Man's Hill.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR009	Site Address:	Land at Clayhill, Burghfield, Reading, RG30 3SL
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Development Potential:	117 dwellings (3.9ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - Not adjacent to settlement boundary / Relationship to settlement
 - Potential flood risk
 - AWE middle consultation zone

Site Assessment

Parish Council consultation response:	Site is considered to be poorly related to the village and covered with trees. The Parish Council agreed with the SHLAA assessment of not currently developable
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR011	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common
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Development Potential:	79 dwellings (2.63ha at 30dph) Agent proposes a development of approximately 40 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Comments also associated with BUR006 and BUR007. Parish Council do not wish to see development in this area of the village. Concern regarding traffic generation and impact on Hollybush Lane and flooding
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	Adjacent to an area of surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access to the site could be achieved with appropriate sight lines.
	Highway network suitability	Y	Development would generate approximately 474 daily vehicle movements, including about 47 during the 08:00 to 09:00 AM peak. Additional traffic will have some impact on Hollybush Lane that will need to be mitigated with traffic calming replaced and consideration given to how parking, traffic and pedestrians relating to the school would be managed.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	Footpaths are present throughout the village.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	The site is close to local amenity space
	Rights of Way affected	A	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Play areas nearby	Y	The site is close to local play facilities.
Ecology / Environmental / Geological	Protected species	Y	Wetlands to the north of the site would need protecting. Potential for bats and badgers. Extended phase 1 habitat survey required.
	Ancient woodland	A	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	n	
	Other (eg. BOA)	Y	Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Historic farmstead in south west corner of the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is completely underlain by gravel deposits. Policy 1 & 2 of the RMLP needs to be considered.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR006, BUR007		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR011	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common	Development Potential:	79 dwellings (2.63ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and school.		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity spaces and children's play areas.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to school. Limited local employment opportunities		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Potential to provide footpath along Hollybush Lane	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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential to include a safe crossing of Hollybush Lane.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	There are wetlands to the north of the site that would need to be protected. The site is within a BOA. There is potential for bats and badgers on the site.	Extended Phase 1 Habitat Survey required. There would be an opportunity to extend the POS to the north west in an easterly direction.	Development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is not that well related to the existing settlement	Additional sites would need to be developed to improve this site's relationship to the existing built environment	There is potential for a negative impact on sustainability. Mitigation measures and good design would help to reduce the impact.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Historic farmstead in south west corner of the site.	Further assessment required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is adjacent to an area of surface water flood risk, but is not at risk itself	SUDs would be required	Flooding can have a negative impact on all elements of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					While the site is not at risk from flooding SUDs are required to ensure that development would not have a negative impact on flood risk elsewhere.

Summary

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 no significant sustainability issues on this site. The site is close to local services and facilities, with opportunities for walking, cycling and public transport, this has a positive impact on sustainability. Development of the site could lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced. The site is greenfield which will have a negative impact on sustainability. Mitigation measures such as good design techniques would help to mitigate this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	BUR011	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common	Development Potential:	79 dwellings (2.63ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Development of the site would extend the village to the west, and would not be that well related to the existing settlement, as it would change the character of the existing settlement pattern. Other sites within the village are better related to the existing settlement pattern.

Discussion:

Site Description:

The site is located to the west of Burghfield Common. The site is close to local services and facilities and has easy access to the countryside. A public right of way runs along the eastern boundary of the site, and would need to be protected should the site be developed.

Landscape:

No landscape character assessments have been carried out for this area

Flood Risk:

The site is within FZ1 and is adjacent to an area of surface water flood risk. Anecdotal evidence indicates that there are some drainage issues on the site. An FRA and SUDs would be required.

Highways /Transport:

Traffic generated by the development will have some impact on Hollybush Lane. Traffic calming would need to be replaced and consideration given to the parking, traffic and pedestrians associated with the school.

A suitable access, with appropriate sight lines would be possible onto Hollybush Lane.

There are regular bus services linking the village to Tadley, Mortimer, Mortimer railway station and Reading.

Footways are available throughout the village.

Ecology:

There are wetlands to the north of the site which would need to be protected. The site is within a BOA with potential for badger and bats. An extended phase 1 habitat survey would be required.

There would be an opportunity to extend the public open space to the northwest in an easterly direction.

Archaeology:

There is a historic farmstead in the south west corner of the site. Further assessment would be required, but it is unlikely to impact on deliverability.

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

No known air quality, noise or contamination issues

Minerals and Waste:

The site is underlain by gravel, with potential for extraction to take place. Consideration of policy 1 & 2 of the RMLP would be needed.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is in the outer AWE consultation zone. Consultation with ONR is not required.

Consultation with ONR on the principle of development in the East Kennet Valley will take place as part of the preferred options consultation.

Environment Agency:

The site is within FZ1

Thames Water:

No issues identified relating to water supply capability.

Concerns regarding Wastewater services. The existing network is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council see this site linked to BUR007. They would not like to see either site developed. There is concern relating to additional traffic along Hollybush Lane. There is no natural boundary to the site and therefore, there is concern that should the site be developed additional land beyond the site would be developed. Surface water and drainage issues exist on the site.

SA/SEA:

The SE/SEA does not highlight any significant sustainability issues and shows a predominantly neutral impact on sustainability. There are a number of positive impacts on sustainability as the site is close to local services and facilities with opportunities for walking, cycling and public transport. Development could lead to a negative impact on environmental sustainability unless suitable ecological mitigation measures are introduced.

Proposed development (from SHLAA submission):

The site is proposed for a low density development of approximately 40 dwellings, including affordable housing.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR015	Site Address:	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common
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Development Potential:	287 dwellings (9.56ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Potential flood risk (groundwater) - Telegraph poles across the site - AWE middle consultation zone
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Site Assessment

Parish Council consultation response:	This site is one of the preferred sites for development, should development be required in the village. Parish Council see the site as being suitable for approximately 50 dwellings.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Potential drainage issues on the site.
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Appropriate sight lines can be achieved on to Clayhill Road.
	Highway network suitability	Y	Development would generate approximate 630 daily vehicle movements, including about 63 during the 08:00 to 09:00 AM peak. The additional traffic generated may be limited, but would need to be assessed via a TA.
	Public Transport network	Y	Approx 30min service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	Pavements are available throughout the village
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is adjacent to local amenity space
	Rights of Way affected	A	PROW runs along the north eastern edge of the site.
	Play areas nearby	Y	The site is adjacent to local amenity space which includes provision for children.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Ecology / Environmental / Geological	Protected species	A	Omer's gully to be protected.
	Ancient woodland	A	To eastern side of the site
	Tree Preservation Orders	A	Along south western edge of the site
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (eg. BOA)		Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relative scale in relation to existing settlement	Y	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	A	Some high sensitivity historic landscape character along south eastern edge. Historic farmstead just outside. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Telegraph poles cross the site
	Water Supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source protection zone (SPZ)	Y	20% of the site is within SPZ2 and 80% of the site is within SPZ3. Ordinary watercourse present.
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP needs to be considered.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> BUR003, BUR002, BUR002A, BUR004		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR015	Site Address:	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	Development Potential:	287 dwellings (9.56ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	+	Accessible to facilities in village, including leisure centre and football pitch		
	Will it protect and enhance green infrastructure across the district?	?	Site is adjacent to local amenity space and close to children's play area. PROW runs along the north eastern edge of the site	The ROW would need to be protected	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Adjacent to Biodiversity Opportunity Area. Omer's gully to be protected. The site is adjacent to ancient woodland, TPOs and a local wildlife	Appropriate mitigation to protect Omer's gully would be required. Appropriate buffers would be	Without appropriate mitigation there could be a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			site.	required.	sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is adjacent to the existing settlement and with careful design should not impact on the character of the built environment.		Unlikely to be any significant sustainability issues
	Will it conserve and enhance the significance of the District's heritage assets?	0	Some high sensitivity historic landscape character along south eastern edge. Historic farmstead just outside.	. Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land could have negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is adjacent to an area of surface water flood risk, with anecdotal evidence of drainage issues on the site.	SUDs would be required	Flooding can have a negative impact on all elements of sustainability. While the site is not at risk from flooding SUDs are required to ensure that development would not have a negative impact on flood risk elsewhere.

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 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.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
Site ID:	BUR015	Site Address:	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common	Development Potential:	287 dwellings (9.56ha at 30dph)

Recommendation:

The site is recommended for allocation for approximately 100 dwellings.

Justification:

The site is well related to the existing settlement, close to local services and facilities. There are no significant issues on the site.

Discussion:

Site Description:

The site is located to the north east of Burghfield Common, close to local services and facilities within the village and with good access to the countryside.

A public right of way runs along the north eastern edge of the site and would need to be protected.

Landscape:

No landscape character assessments have been carried out for this area.

Flood Risk:

The site is within FZ1 and adjacent to an area at risk from surface water flooding. Anecdotal evidence suggests that there are drainage issues on the site.

SUDs would need to be provided on site.

Highways /Transport:

Traffic generated from development of the site is considered to be limited, but would need to be assessed via a TA.

Appropriate sight lines could be achieved onto Clayhill Road.

There are regular bus services to Tadley, Mortimer, Mortimer railway station and Reading.

Ecology:

OMER's gully is located within the site and would need to be protected. The site is adjacent to ancient woodland, TPOs and a Local wildlife site. Appropriate buffers would need to be provided.

Archaeology:

No known archaeology, assessment work would need to be carried out.

Education:

Infant school provision within the village is at capacity, there is some capacity at the junior school and the secondary school is close to capacity.

Environmental Health:

No known air quality, noise or contamination issues

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP would be required.

No known waste issues

Land use planning consultation zone:

The site is within the middle AWE consultation zone, meaning consultation with ONR would be required. This will be done as part of the preferred options consultation.

Site Selection – Site Commentary

Environment Agency:

20% of the site is within SPZ2 and 80% of the site is within SPZ3. There is also an ordinary watercourse within the site.

Thames Water:

Concerns regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

Concerns regarding Wastewater services. The existing network is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A water supply and drainage strategy would be required.

Parish Council:

The Parish Council see this as one of the preferred sites for development, should development be required in the village. The site is seen as being suitable for approximately 50 dwellings.

SA/SEA:

The SA/SEA does not highlight any significant sustainability issues. 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.

Proposed development (from SHLAA submission):

The site is proposed for housing on all or part of the site, where this is supported by local people. Development of the site would conserve and enhance the habitats along the adjoining stream and create new habitats on site.

Site Selection – Site Assessment

Spatial Area	EKV	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	BUR017	Site Address:	Land at Hunters Hill, Burghfield Common
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Development Potential:	23 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI001	Site Address:	The Colt House, Green Lane, Chieveley
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Development Potential:	5 dwellings (0.24ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - AONB
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Site Assessment

Parish Council consultation response:	This area of the village is seen as an area of special rural character and a green lane in the village. Strong views from residents and the parish council that this should remain as it is.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Landscape assessment indicated this site would be suitable for development in terms on impact on the AONB.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of the settlement in the settlement hierarchy	N	
Within settlement boundary		N	The site is not adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access via Green Lane is not seen as an issue given the development potential of the site.
	Highway network suitability	N	Development would be likely to generate approximately 30 daily vehicle movements, with about 3 during the 08:00 to 09:00 AM peak. This is not expected to have a significant impact on the highway network.
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	U	The village has narrow pavements in places, but not all areas of the village do have pavements.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity space nearby	Y	Site is close to recreation ground
	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to the play facilities within the recreation ground.
Ecology / Environmental	Protected species	U	Extended Phase 1 Habitat Survey Required

Site Selection – Site Assessment

/ Geological	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>Eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is small and on the edge of the village.
	Incompatible adjacent land uses	Y	
Heritage	Archaeology	Y	Roman farmstead on adjacent site. Close to historic core of the village. Possible site of medieval settlement.
	Conservation area	N	
	Listed buildings	A	Site is near to a listed building
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	U	EA not consulted on this site
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> CHI009, CHI017		
Other (anything else to be considered)	Site is likely to be considered through the settlement boundary review rather than as an allocated site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI001	Site Address:	The Colt house, Green Lane, Chieveley	Development Potential:	5 dwellings (0.24 ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Within walking distance of village hall and recreation ground. Close to open space and rights of way.		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Within walking distance of recreation ground and village hall		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (village hall, shop, school), but will not provide new facilities		Chieveley's location within West Berks means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Site is close to local facilities and services within the village, and open countryside. There are limited opportunities for Public Transport.		While car dependency is high in Chieveley; due to its location and function as a service village, there are a good range of local services and facilities within the village. This should have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	The site is not within any designated environmental / ecological designations		Unlikely to have an impact on sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is within the AONB. The landscape assessment indicates that development of this site would be acceptable.	Landscape Assessment requires that existing boundary vegetation to be retained	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Could impact on the character of adjacent residential areas in this rural settlement edge location.	Core Strategy requires sensitive design which respects and enhances the character of the area.	Development of the site could result in a negative impact on environmental sustainability but impacting on the character of the built environment.
	Will it conserve and enhance the significance of the District's heritage assets?	0		Heritage impact assessment would be required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Development of the site would not have an impact on any of the district's cultural assts.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to the historic core of the village, but is unlikely to provide increased access to and enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk of, or impact on, air quality?	0	The size of the site is unlikely to have any impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk of, or impact on, noise levels?	0	The size of the site is unlikely to have any impact on noise		
	Will there be an impact on soil quality?	0	The size of the site is unlikely to have any impact on soil quality		
	Will there be an impact on water quality?	0	The size of the site is unlikely to have any impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding.	SUDs would need to be provided	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant sustainability effects from developing this site. The site is within easy walking distance of the village core in a residential area on the edge of the village, which gives a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is within the AONB, and without appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Chieveley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
Site ID:	CHI001	Site Address:	The Colt House, Green Lane, Chieveley	Development Potential:	5 dwellings (0.24ha at 20dph)

Recommendation:

The site is not recommended for allocation although will be considered as part of the settlement boundary review. Any future proposal to be considered through the planning application process.

Justification:

Green Lane is rural in nature with large detached housing along it. A development of 5 houses would be out of keeping with the character of the area.

Discussion:

Site Description:

The site is located to the south of Chieveley. The site is not adjacent to the settlement boundary, although it is adjacent to a row of large detached houses on the edge of the village. The site is close to the centre of Chieveley and the local services and facilities available there. There is good access to the open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development of the site would not cause harm to the character of the AONB as long as the mitigation measures set out in the assessment are adhered to.

Flood Risk:

The site is in flood zone 1. SUDs would need to be provided.

Highways /Transport:

Traffic generation from the site is not anticipated to have a significant impact on the highway network.

Access onto Green Lane is not seen as an issue due to the small size of the site.

The site is close to the junction of the A34 and M4, meaning that there are a number of opportunities for employment outside the village. It is likely that there would be reliance on the private car within the village for commuting, although local services and facilities are within walking distance of the site.

A 2 hourly bus service passes through Chieveley.

Ecology:

An extended phase 1 habitat assessment would be required.

Archaeology:

There is a roman farmstead adjacent to the site. The site is close to the historic core of the village. Further investigation would be required.

Education:

Local primary school provision is close to or at capacity. No comments have been made on secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

EA not consulted on this site

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site

Parish Council:

This area of the village is seen as an area of special rural character and a green lane in the village. Strong views from residents and the parish council that this should remain as it is.

SA/SEA:

There are no significant sustainability effects from developing this site. The site is within easy walking distance of the village core in a residential area on the edge of the village, which gives a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is within the AONB, and without appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI007	Site Address:	Land north of Manor Lane
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Development Potential:	28 dwellings (1.42ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - AONB

Site Assessment

Parish Council consultation response:	Parish council would like to see this site remain as open space and this would enable their desire for Chieveley to remain 'hidden' from the outside. Traffic impact on the High Street is a major concern. Drainage issues along the High Street could be worsen should development take place on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Landscape Assessment does not have any issues with development on this site.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of the settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access onto High Street would be acceptable.
	Highway network suitability	N	Development would be likely to generate approximately 168 daily vehicle movements including about 17 during the 08:00 to 09:00 AM peak. Most traffic would pass through the centre of Chieveley. It is not anticipated that there would be a significant impact on the wider highway network.
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	Y	Parts of the village have narrow pavements
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is opposite the recreation ground
	Rights of Way affected	A	
	Play areas nearby	Y	Site is opposite the recreation ground which includes play facilities
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	

Site Selection – Site Assessment

	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement, although development would fill in the gap between the north and south of the village which could affect settlement identity and character.
	Inappropriate adjacent land uses	N	
Heritage	Archaeology	Y	Site is close to the historic core of the village, possible site of medieval settlement. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI007	Site Address:	Land north of Manor Lane	Development Potential:	28 dwellings (1.42ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good location in the village, close to the village hall and local shop. Close to open space and rights of way. Opposite the recreation ground.		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Opposite the recreation ground and village hall		
	Will it protect and enhance green infrastructure across the district?	?	Footpath runs along the western edge of the site. Development would need to take this into account	Design of any development would need to take into account the presence of the footpath. The Landscape Assessment recommends that development does not take place on the western edge of the site.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (village hall, shop, school), but will not provide new facilities		Chieveley's location within West Berks means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Site is close to local facilities and services within the village, and open countryside. There are limited opportunities for Public Transport.		While car dependency is high in Chieveley due to its location and function as a service village, there are a good range of local services and facilities within the village. This should
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any	Road Safety improvements could be implemented in the	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.	village.	have a positive impact on sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site is not within in any designated environmental / ecological designations		Unlikely to have an impact on sustainability as long as the recommendations within the Landscape Assessment are followed.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The Landscape Assessment indicates that development in this location is acceptable and will not cause harm to the AONB.	The LA makes the following recommendations for this site: - Western edge of the site remains undeveloped and planted along the western boundary - Existing vegetation framework retained - Careful design to enhance the character and sense of place to the transition between Downend and Chieveley.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to existing residential development in Chieveley.		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Site is close to the historic core of the village and possible medieval settlement. Core Strategy policy requires sensitive design.	Further archaeological work would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Development of the site would not have an impact on any of the district's cultural assts.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to the historic core of the village, but is unlikely to provide increased access to and enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The size of the site is unlikely to have any impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	The size of the site is unlikely to have any impact on noise		
	Will there be an impact on soil quality?	0	The size of the site is unlikely to have any impact on soil quality		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on water quality?	0	The size of the site is unlikely to have any impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not in an area subject to flood risk from any source.	An FRA and SUDs would be required.	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant sustainability effects from developing this site. The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village, giving a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on Greenfield land and could have an impact on the local green infrastructure. The site is in the AONB; without appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Chieveley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI007	Site Address:	Land north of Manor Lane, Chieveley	Development Potential:	28 dwellings (1.4ha at 20dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is well related to Chieveley, at the centre of the village with good access to local services and facilities.

Discussion:

Site Description:

The site is located to the west of Chieveley close to the centre of the village, opposite the village hall. Development of the site would remove the gap between the northern and southern parts of the village. The site has good access to the open countryside with a footpath running along the western edge of the site.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development would be acceptable as long as the mitigation measures outlined in the assessment are adhered to.

Flood Risk:

The site is in flood zone 1. An FRA would be required and SUDs provided.

Highways /Transport:

The traffic generated by development here would travel through the centre of Chieveley but is not expected to have a significant impact on the wider highway network.

Access onto High Street is acceptable.

The site is close to the junction of the A34 and M4, meaning that there are a number of opportunities for employment outside the village. It is likely that there would be reliance on the private car within the village for commuting, although local services and facilities are within walking distance of the site.

A 2 hourly bus service passes through Chieveley.

Ecology:

No known ecological issues.

Archaeology:

No previous work done on the site. Assessment would be required

Education:

Local primary school provision is close to or at capacity. No comments made on secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in SPZ3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Site Selection – Site Commentary

Parish Council:

Parish council would like to see this site remain as open space and this would enable their desire for Chieveley to remain 'hidden' from the outside. Traffic impact on the High Street is a major concern. Drainage issues along the High Street could be worsen should development take place on this site.

SA/SEA:

There are no significant sustainability effects from developing this site. The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village, giving a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on Greenfield land and could have an impact on the local green infrastructure. The site is in the AONB; without appropriate landscape mitigation measures development would have a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The site is proposed for a mix of 2, 3 and 4 bed dwellings, including 40% affordable housing. It is anticipated that the site would be developed at 30dph giving a total of 43 dwellings on the site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI008	Site Address:	Land adjacent to Oxford Road, Chieveley
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Development Potential:	91 dwellings (4.5ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

Landscape impact

The Landscape Assessment states that “It would not be possible to repeat the linear pattern of the rest of Chieveley without developing along the rural road to the east which would harm the countryside setting of the east side of the village”.

Site Assessment

Parish Council consultation response:	Parish Council would rather see development on this side of the village than to the west. Concerns were raised regarding traffic associated with the doctor surgery, and capacity at the cemetery.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Assessment indicated that this site would not be suitable for development. However, as the parish council indicated they would prefer development on this side of the village further assessment has taken place.
SHLAA Assessment	Not Currently developable	Y	Landscape Impact
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	Y	Development potential of the site is greater than required for a Service village such as Chieveley.
Within Settlement boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI009	Site Address:	Land south of Graces Lane, Chieveley
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Development Potential:	40 dwellings (2ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Landscape assessment indicates that this site is not suitable for development.

The Assessment states “Development of the site would be out of character with the linear development of Chieveley. The northern section of the site adjacent to the road is important open countryside at the entrance to the village, and would not be suitable for development. If the north west corner of the site were developed, thus extending housing back from the roads, the straight, strongly vegetated edge of the settlement would be lost”.

Site Assessment

Parish Council consultation response:	Parish Council agreed with the SHLAA assessment of the site as not currently developable. Development here would have an impact on the visibility of the village from outside.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape assessment indicates that this site is not suitable for development.
SHLAA Assessment	Not Currently developable	Y	Impact on the landscape.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI010	Site Address:	Land adjacent to Coombe Cottage, High Street, Chieveley
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Development Potential:	7 dwellings (0.37ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
 - Greenfield
 - AONB

Site Assessment

Parish Council consultation response:	Concern raised as to the access to the site and proximity to nursery school.
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out.

B) Considerations			
Criteria	Yes / No / Unknown / Adajcent	Comments	
Land use	Previously Developed Land	N	Greenfield. Currently residential garden
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	An acceptable access with the required 2.4 x 43m sight line could be achieved onto High Street.
	Highway network suitability	N	Development would be likely to generate approximately 42 daily vehicle movements including about 4 during the 08:00 to 09:00Am peak. The majority of traffic would travel through the centre of Chieveley, but would not have a significant impact on the wider highway network.
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	U	Narrow pavements are present through most of the village.
Landscape	Located in AONB	Y	
	Located within an Area of High Landscape Sensitivity (if not in AONB) (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is adjacent to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is adjacent to the recreation ground which includes play facilities
Ecology / Environmental	Protected species	U	Extended Phase 1 Habitat Survey required.

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown / Adjacent	Comments	
/ Geological	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Site is close to the historic core of the village, possible site of medieval village.
	Conservation area	Adjacent	Site is adjacent to the conservation area
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3. High risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> CHI011, CHI007		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI010	Site Address:	Land adjacent to Coombe Cottage, High Street, Chieveley	Development Potential:	7 dwellings (0.37ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good location in the village, close to the village hall and local shop. Close to open space and rights of way. Adjacent to a recreation ground.		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is adjacent to a recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	There are Public Rights of Way close to the site – there are footpaths that run from Manor Way north and westwards and south from East Lane		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (village hall, shop, school), but will not provide new facilities		Chieveley's location within West Berks means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Site is close to local facilities and services within the village, and open countryside. There are limited opportunities for Public Transport		While car dependency is high in Chieveley due to its location and function as a service village, there are a good range of local services and facilities within the village. This should have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance	Will it conserve and	0	The site is not within in any		Without mitigation

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		designated environmental / ecological designations		measures as set out in the landscape assessment development could have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in the AONB. The landscape assessment indicates development would be acceptable with appropriate mitigation.	The landscape assessment states that development would be acceptable if the exiting boundary vegetation was retained.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the centre of Chieveley.		Careful design and development of the site would be likely to have a positive impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	+	Site is close to the historic core of the village and possible medieval settlement. Core Strategy policy requires sensitive design. There is a conservation area immediately south of the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Development of the site would not have an impact on any of the district's cultural assts.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to the historic core of the village, but is unlikely to provide increased access to and enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The size of the site is unlikely to have any impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	The size of the site is unlikely to have any impact on noise		
	Will there be an impact on soil quality?	0	The size of the site is unlikely to have any impact on soil quality		
	Will there be an impact on water quality?	0	The size of the site is unlikely to have any impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is presently in use as a residential garden (greenfield)		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions	Will it reduce West	?	The level of impact depends on	Mitigation could also include	Without consideration of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
contributing to climate change and ensure adaptation measures are in place to respond to climate change	Berkshire's contribution to greenhouse gas emissions?		location, building materials / construction, transport / design	Transport Assessment / Travel Plans.	sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site lies within a Surface Water Flood Risk area	An FRA and SUDs would be required.	Flood risk on the site means that there could be a negative impact on all elements of sustainability unless appropriate mitigation was provided.

Summary

There are no significant sustainability effects from developing this site. The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village and give a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on Greenfield land and could have an impact on the local green infrastructure, with a negative impact on environmental sustainability without appropriate mitigation measures. Without appropriate landscape mitigation measures there could be a negative impact on environmental sustainability as a result of the site being in the AONB. The site is at risk from surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Chieveley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
Site ID:	CHI010	Site Address:	Land adjacent to Coombe Cottage, High Street, Chieveley	Development Potential:	7 dwellings (0.37ha at 30sph)

Recommendation:

The site is recommended for allocation

Justification:

The site is related to Chieveley, at the centre of the village with good access to local services and facilities.

Discussion:

Site Description:

The site is well related to the centre of Chieveley Village and the local services within the village and open countryside. The site is located behind the existing building line.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development would be appropriate as long as the mitigation measures set out in the assessment are adhered to.

Flood Risk:

The site is in flood zone 1. As the site is within a surface water flood risk area. SUDs would need to be provided.

Highways /Transport:

The traffic generated from the development is likely to travel through the centre of Chieveley, but is not expected to have a significant impact on the highway network.

Access onto High Street is acceptable, appropriate sight lines can be achieved.

The site is close to the junction of the A34 and M4, meaning that there are a number of opportunities for employment outside the village. It is likely that there would be reliance on the private car within the village for commuting, although local services and facilities are within walking distance of the site.

A 2 hourly bus service passes through Chieveley

Ecology:

An extended phase 1 habitat survey would be required.

Archaeology:

The site is close to the historic core of Chieveley. Some assessment would be required.

Education:

Local primary school provision is close to or at capacity. No comments have been made regarding secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is in SPZ3, with a high risk of contamination to groundwater.

Site Selection – Site Commentary

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

Concern raised as to the access to the site and proximity to nursery school.

SA/SEA:

There are no significant sustainability effects from developing this site. The site is well related to the village core, close to local services and facilities, which will maximise the opportunities for walking within the village and give a positive impact on sustainability. The Village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, giving a positive impact on economic sustainability. Development would take place on Greenfield land and could have an impact on the local green infrastructure, with a negative impact on environmental sustainability without appropriate mitigation measures. Without appropriate landscape mitigation measures there could be a negative impact on environmental sustainability as a result of the site being in the AONB. The site is at risk from surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.

Proposed development (from SHLAA submission):

The site is proposed for 4 open market residential units.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI011	Site Address:	Chieveley Glebe, East Land, Chieveley
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Development Potential:	147 dwellings (7.36ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Landscape assessment indicated the site was not suitable for development. The Landscape Assessment States that "It would not be possible to repeat the linear pattern of the rest of Chieveley without developing along the rural road to the east which would harm the countryside setting of the east side of the village".

Site Assessment

Parish Council consultation response:	Parish council would rather see development on this side of the village than to the west. Potential traffic issues relating to the doctors surgery, and the cemetery is full. But development in the village could help to alleviate these issues.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape assessment indicated that this site would not be suitable for development. However, as the parish council indicated that they would rather see development on this side of the village, therefore, further assessment will take place.
SHLAA Assessment	Not Currently developable	Y	Landscape Impact
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	Y	The site is very large compared to the size of the village. Development in this location would extend the village to the east.
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI013	Site Address:	Land at Graces Lane, Chieveley
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Development Potential:	2 dwellings (0.01ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Landscape assessment indicates the site is not suitable for development

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape assessment indicates the site is not suitable for development
SHLAA Assessment	Not Currently developable	Y	Landscape Impact
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI015	Site Address:	Land at School Lane, Chieveley
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Development Potential:	6 dwellings (0.3ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
AONB – Landscape Assessment indicates that development of the site would not be acceptable.

Site Assessment

Parish Council consultation response:	Local consultation on the site gave a finely balanced response, some people felt positively about the site, although there were concerns regarding the impact on traffic outside the school. Potential for development of the site to provide a car park for the school was seen positively although concerns about how this could be enforced were raised.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Assessment indicates development of this site would not be appropriate.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI016	Site Address:	Land at Morphetts Lane, Downend, Chieveley
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Development Potential:	4 dwellings (0.21ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Site has potential for fewer than 5 dwellings; therefore the site is more suitable to be considered as part of the settlement boundary review.

Site Assessment

Parish Council consultation response:	Parish council feel that the location of this site is in the countryside. Access to the site is via an unmade track.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	Site has potential for 4 dwellings
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI017	Site Address:	The Old Stables, Green Lane, Chieveley
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Development Potential:	5 dwellings (0.25ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB. Landscape assessment would be required. - Greenfield - Relationship to settlement
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Site Assessment

Parish Council consultation response:	The parish council see this area (Green Lane) as an area of special rural character and a green lane in the village. Local residents would like the lane to keep its rural feel.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment required	Landscape Assessment has not been carried out as the site is considered too small to allocate.
SHLAA Assessment	Not Currently developable	N	Landscape Impact
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Site is close, but not actually adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield. Currently residential garden.
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
			N
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	No comments made on this site, but close to CHI001, so comments assumed to be the same. Access via Green Lane is not seen as an issue given the development potential of the site
	Highway network suitability	N	No comments made on this site, but close to CHI001, so comments assumed to be the same. Development would be likely to generate approximately 30 daily vehicle movements, with about 3 during the 08:00 to 09:00 AM peak. This is not expected to have a significant impact on the highway network.
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	U	Green Lane itself does not have any pavements, although there are narrow pavements through the village.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site is close to the recreation ground

Site Selection – Site Assessment

	Amenity Space nearby		
	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to the recreation ground which include play facilities
Ecology / Environmental / Geological	Protected species	U	Extended Phase 1 Habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Further investigation required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> CHI001, CHI009		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI017	Site Address:	The Old Stables, Green Lane	Development Potential:	5 dwellings (0.25 ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Within walking distance of village hall and recreation ground. Close to open space and rights of way.		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	Within walking distance of recreation ground and village hall		
	Will it protect and enhance green infrastructure across the district?	0			
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (village hall, shop, school), but will not provide new facilities		Chieveley's location within West Berks means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Site is close to local facilities and services within the village, and open countryside. There are limited opportunities for Public Transport.		While car dependency is high in Chieveley due to its location and function as a service village, there are a good range of local services and facilities within the village.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	The site is not within any designated environmental / ecological designations		Unlikely to have an impact on sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in the AONB.	The site is well contained and development could be accommodated without intrusion into the wider AONB.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Could impact on the character of adjacent residential areas in this rural settlement edge location.	Core Strategy requires sensitive design which respects and enhances the character of the area.	Development of the site could result in a negative impact on environmental sustainability but impacting on the character of the built environment.
	Will it conserve and enhance the significance of the District's heritage assets?	0		Heritage impact assessment would be required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Development of the site would not have an impact on any of the district's cultural assts.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to the historic core of the village, but is unlikely to provide increased access to and enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	The size of the site is unlikely to have any impact on air quality		Unlikely to have an impact on sustainability.
	Will there be an impact noise levels?	0	The size of the site is unlikely to have any impact on noise		
	Will there be an impact on soil quality?	0	The size of the site is unlikely to have any impact on soil quality		
	Will there be an impact on water quality?	0	The size of the site is unlikely to have any impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	No flood risk identified	SUDs would need to be provided.	Unlikely to have an impact on all elements of sustainability.

Summary

There are no significant sustainability effects from developing this site. The site is within easy walking distance of the village core in a residential area on the edge of the village, giving a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is a residential garden and therefore classified as greenfield land and the location within the AONB could lead to a negative impact on environmental sustainability unless appropriate landscape mitigation measures are provided.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Chieveley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
Site ID:	CHI017	Site Address:	The Old Stables, Green Lane, Chieveley	Development Potential:	5 dwellings (0.25ha at 30sph)

Recommendation:

The site is not recommended for allocation although will be considered as part of the settlement boundary review. Any future proposals to be considered through the planning application process.

Justification:

Green Lane is rural in nature with large detached housing along it. A development of 5 houses would be out of keeping with the character of the area.

Discussion:

Site Description:

The site is located to the south of Chieveley. The site is not adjacent to the settlement boundary, although it is adjacent to a row of large detached houses on the edge of the village. The site is close to the centre of Chieveley and the local services and facilities available there, there is good access to the open countryside.

Landscape:

The site is in the AONB. The site is enclosed, so development would be unlikely to impact on the character of the AONB.

Flood Risk:

The site is in flood zone 1. SUDs would need to be provided.

Highways /Transport:

No specific comments made on this site, although it is close to CHI001, so the highway impact would be similar.

Traffic generation from the site is not anticipated to have a significant impact on the highway network.

Access onto Green Lane is not seen as an issue due to the small size of the site.

The site is close to the junction of the A34 and M4, meaning that there are a number of opportunities for employment outside the village. It is likely that there would be reliance on the private car within the village for commuting, although local services and facilities are within walking distance of the site.

A 2 hourly bus service passes through Chieveley.

Ecology:

An extended phase 1 habitat survey would be required.

Archaeology:

Some evaluation has been done on the site, more investigation would be required.

Education:

Local primary school provision is close to or at capacity. No comments have been made on secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in SPZ3.

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site.

Parish Council:

The parish council see this area (Green Lane) as an area of special rural character and a green lane in the village. Local residents would like the lane to keep its rural feel.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability effects from developing this site. The site is within easy walking distance of the village core in a residential area on the edge of the village, giving a positive impact on sustainability. The village's location close to the A34 and M4 means that there are a number of opportunities for access to employment throughout West Berkshire and beyond, with a positive impact on economic sustainability. The site is a residential garden and therefore classified as greenfield land and the location within the AONB could lead to a negative impact on environmental sustainability unless appropriate landscape mitigation measures are provided.

Proposed development (from SHLAA submission):

The site is proposed for a development of 3 or 4 houses following the pattern and grain of development already seen along Green Lane.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI018	Site Address:	Land at Tudor Avenue, Chieveley
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Development Potential:	8 dwellings (0.38ha at 20dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

Key Issues:
 - AONB
 - Poor relationship to settlement (not adjacent to settlement boundary)

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Landscape assessment has not been carried out as the site will not be allocated due to the poor relationship to the settlement.
SHLAA Assessment	Not Currently developable	Y	Relationship to the settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI019	Site Address:	The Bakery, Church Lane, Chieveley, RG20 8UR
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Development Potential:	2 dwellings (0.08ha at 20dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site is within the settlement boundary and therefore there is a presumption in favour of development.

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Site is within the Conservation area
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI020	Site Address:	Lychgate, Church Lane, Chieveley
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Development Potential:	dwellings (0.07ha at 20dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site is within the settlement boundary and therefore there is a presumption in favour of development.

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site.
----------------------------------------------	----------------------------------------------

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Site is adjacent to the Conservation area
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of settlement in the settlement hierarchy.	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL002	Site Address:	Land at Poplar Farm, Cold Ash
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Development Potential:	21 dwellings (0.7ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - Surface water flood risk. Evidence of flooding Jan/Feb 2014 - Setting of listed building

Site Assessment

Parish Council consultation response:	Listed building and flood risk will limit development potential on the site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield – agricultural buildings
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Site is in the path of surface water run off from the north (flooding occurred Jan / Feb 14).
	Critical Drainage Area	N	
	Other	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	There is no obvious point of access onto Cold Ash Hill. The exiting access serving Poplar Farm is limited with regard to width and possible sight lines too unless additional land can be acquired. Land south of Orchard End may be more appropriate to obtain access onto Cold Ash Hill
	Highway network suitability	Y	Development is likely to generate approximately 120 daily vehicle movements, about 12 during the 08:00 to 09:00 AM peak. Traffic impact on the highways network is expected to be limited.
	Public Transport network	U	2 hourly service between Newbury and Tilehurst
	Footways/Pavements	U	Narrow pavements on Cold Ash Hill
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Area of low/medium landscape sensitivity
	Other	N	
Green Infrastructure	Open Space / Playing field / amenity space nearby	U	Site is not very close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	U	Site is not very close to the play facilities at the

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		recreation ground	
Ecology / Environmental / Geological	Protected species	U	Birds, reptiles and bats, surveys required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>Eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Area of High sensitivity historic landscape character. Further assessment required.
	Conservation area	N	
	Listed buildings	Y	A listed building is present on the site (Poplars Farmhouse)
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL002	Site Address:	Land at Poplar Farm, Cold Ash	Development Potential:	21 dwellings (0.7ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to be an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities (e.g. primary school and local shop), 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. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is 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.		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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	?	Potential for birds, reptiles and bats on the site.	Bird, bat and reptile surveys required. Mitigation could be	Development of the site is unlikely to have an impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?			required depending on the outcomes of the surveys.	on any element of sustainability. Should the biodiversity surveys find evidence of protected species on the site mitigation measures would be required to ensure no negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Site is in an area of low/medium landscape sensitivity		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Site is small and so unlikely to have an impact on the character of the built environment		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is within an area of high historic landscape sensitivity. With a listed building on the site.	Further assessment is required and sensitive design in relation to the listed building would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Site is at risk from surface water flooding – surface water flow path from the north.	An FRA and appropriate mitigation would be required, including SUDs	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

Summary

There are no significant sustainability impacts from this site. 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, in terms of an increase in 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.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
Site ID:	COL002	Site Address:	Land at Poplar Farm, Cold Ash	Development Potential:	21 dwellings (0.7ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to Cold Ash and sits within an area of low/medium landscape sensitivity.

Discussion:

Site Description:

The site is located to the west of Cold Ash, and is well related to the existing building line. The site is close to some local services and facilities within the village and open countryside.

Landscape:

The site is in an area of low/medium landscape sensitivity.

Flood Risk:

The site is in flood zone 1, but within an area at risk from surface water flooding. Anecdotal evidence indicates flooding on the site during Jan/Feb 2014. An FRA and appropriate mitigation, including SUDs would be required.

A culverted ordinary watercourse runs through the site.

Highways /Transport:

The traffic impact from the site is expected to be limited. Access to the site from Cold Ash Hill could be an issue without additional land acquisition. Access could be considered onto Orchard End.

Ecology:

There is potential for birds, reptiles and bats on the site. Surveys would be required, and appropriate mitigation provided should species be present.

Archaeology:

There is a historic farmstead at the heart of the site with a listed building. Further assessment will be required.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Site Selection – Site Commentary

Parish Council:

The parish council noted that there is a listed building on the site as well as the site being at risk from flooding. These factors could limit development potential.

SA/SEA:

There are no significant sustainability impacts from this site. 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, in terms of an increase in 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.

Proposed development (from SHLAA submission):

No specific proposals have been submitted. Access is indicated from either the existing access or from Orchard End.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL004	Site Address:	Liss, Cold Ash Hill, Cold Ash
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Development Potential:	27 dwellings (0.9ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - Relationship to settlement pattern

Site Assessment

Parish Council consultation response:	Parish council consider this to be the 'least worst' site if development is needed in the village. There are issues of surface water runoff.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield. Currently residential garden
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U	Some evidence that surface water does flow from the site
	Critical Drainage Area	N	
	Other		
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	No comments made on this site.
	Public Transport network	Y	2 hourly service between Newbury and Tilehurst
	Footways/Pavements	U	Narrow pavements are present on Cold Ash Hill
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	Site is close to recreation ground
	Rights of Way	A	Along southern boundary
	Play areas	Y	Site is close to recreation ground which includes play facilities
Ecology / Environmental / Geological	Protected species	U	Potential for bats and other species. Extended phase 1 habitat survey and bat survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Other (eg. BOA)	N		
Relationship to	Relationship to settlement	U	Site is not well related to the existing settlement

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown / Adjacent	Comments	
surrounding area		and extends beyond the existing building line.	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL004	Site Address:	Liss, Cold Ash Hill, Cold Ash	Development Potential:	27 dwellings (0.9ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	0	Right of way along southern boundary	Right of way would need to be protected through scheme design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities (eg. Primary school and local shop), 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. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is 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.		Likely that there will be a degree of car dependency within the village due to the location and limited range of services and facilities on offer within the site.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	?	Potential for bats on the site.	Extended Phase 1 Habitat Survey required in addition to a	Development of the site could have a negative

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?			bat survey. Appropriate mitigation could be required.	impact on the environmental sustainability without appropriate mitigation measures.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development of this site has the potential to detract from the landscape character given the significant changes in topography across the site and the potential to adversely impact on the setting and separate identities of Cold Ash and Ashmore Green.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site while adjacent to the existing settlement boundary, is poorly related to the existing settlement pattern and so would have an impact on the character of the built environment.		Development could have a negative impact on sustainability as it would change the character of the built environment by altering the settlement pattern.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site is not within an official surface water flood risk area. Anecdotal evidence indicates that there may be a risk of surface water flooding.	SUDs would need to be provided and consideration of the potential for surface water flooding.	Flooding can have an impact on all elements of sustainability without appropriate mitigation measures. There is evidence of flooding on the site, although it is not within an official flood risk area, meaning that mitigation measures would be required to ensure no negative effects on sustainability.

Summary

There are no significant sustainability impacts from this site. The site is located within a village setting, with good access to local services and facilities within the village, giving 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 would have a negative impact on sustainability through the increase of greenhouse gas emissions. The site has easy access into Newbury and Thatcham for a wider range of service and facilities. Development on this site has the potential to detract from the landscape character, leading to a negative impact on environmental sustainability. There is anecdotal evidence that surface water flooding occurs on the site, meaning that mitigation measures would be required to ensure no negative effects on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
Site ID:	COL004	Site Address:	Liss, Cold Ash Hill, Cold Ash	Development Potential:	27 dwellings (0.9ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

While the site is adjacent to the settlement boundary the site itself is poorly related to the existing settlement pattern and has the potential to adversely impact on the setting and separate identify of Cold Ash and Ashmore Green.

Discussion:

Site Description:

The site is located to the west of Cold Ash. The eastern edge of the site is adjacent to the settlement boundary, but the extension of the site westwards would be poorly related to the existing settlement pattern. The site is close to local services and facilities and has access to the open countryside.

Landscape:

No formal assessment of landscape sensitivity has been made. The site has significant changes in topography.

Flood Risk:

The site is in flood zone 1, although there is a history of surface water flooding on the site. An FRA would be required and appropriate mitigation measures, including SUDS would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

A two hourly bus service links Cold Ash to Newbury and Tilehurst, with a railway station in Thatcham and in Newbury for links to London and the west.

Ecology:

There is potential for bats and other species on the site. A extended phase 1 habitat survey and a bat survey would be required.

Archaeology:

No know archaeological issues on this site.

Education:

Local primary school provision is at capacity. No comments made about secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

No know mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in SPZ3.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Site Selection – Site Commentary

A drainage strategy would be required

Parish Council:

The Parish Council considered this to be the 'least worst' site if development was required in the village.

SA/SEA:

The SA/SEA indicates a predominantly neutral effect on sustainability. There are no significant sustainability impacts from this site. The site is located within a village setting, with good access to local services and facilities within the village, giving 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 would have a negative impact on sustainability through the increase of greenhouse gas emissions. The site has easy access into Newbury and Thatcham for a wider range of service and facilities. Development on this site has the potential to detract from the landscape character, leading to a negative impact on environmental sustainability. There is anecdotal evidence that surface water flooding occurs on the site, meaning that mitigation measures would be required to ensure no negative effects on sustainability.

Proposed development (from SHLAA submission):

A mix of development with low cost housing in the northern area of the site and lower density development to the south is proposed.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL006	Site Address:	St Gabriel's Farm, Cold Ash
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Development Potential:	12 dwellings (0.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues	<ul style="list-style-type: none"> - Greenfield - Road Safety along The Ridge (no pavements)
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Site Assessment

Parish Council consultation response:	Site is on a ridge with good view to the south. There is a gully running along the base of the site, so there could be implications for flooding and run-off. There are no footpaths in the vicinity and the road is very narrow. The site is considered to be in an unsustainable location.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary.

*Any Yes Response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access is not considered to be an issue
	Highway network suitability	Y	Development would be likely to generate approximately 120 daily vehicle movements including about 12 during the 08:00 to 09:00 AM peak. Expected to have a limited impact on the highway network.
	Public Transport network	U	2 hourly service between Newbury and Tilehurst from the centre of Cold Ash
	Footways/Pavements	N	There are no pavements along The Ridge
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / amenity space nearby	U	Site is just over 800m from the recreation ground (or public playing fields)
	Rights of Way affected	N	
	Play areas nearby	U	Site is just over 800m from the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	Site is located some distance from the main centre of the village, although is in line with the existing building line
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	A	Site is adjacent to a listed building
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> COL009		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL006	Site Address:	St Gabriel's Farm, Cold Ash	Development Potential:	12 dwellings (0.4ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities (e.g. Primary school and local shop), 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. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is 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.		Likely that there will be a degree of car dependency within the village due to the location and limited range of services and facilities on offer within the site. Development could have a negative impact on road safety and all elements of sustainability. Consideration of mitigation
	Will it reduce the number of road traffic accidents and improve safety?	-	There are no pavements along The Ridge, and limited scope to introduce them.	Consideration of how to improve road safety would be required.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					measures would be required to reduce this impact.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known protected species on the site		Development unlikely to have an impact on any element of sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development along The Ridge is ribbon development.	Development of the site would need to be in keeping with the existing building line.	With careful design in line with the existing development pattern it is unlikely that there would be an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is close to a listed building	Design would need to ensure no impact on the listed building	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development unlikely to have an impact on any element of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would be required.	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant sustainability impacts from this site. 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, 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 existing settlement pattern. Due to the lack of pavements along The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns, consideration of appropriate mitigation measures to reduce this impact would be required.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
Site ID:	COL006	Site Address:	St Gabriel's Farm, Cold Ash	Development Potential:	12 dwellings (0.4ha at 30dph)

Recommendation:

The site is recommended for allocation for 6 dwellings.

Justification:

The site is well related to the existing development. The proposed number for allocation has been reduced to ensure development remains in line with the existing settlement pattern.

Discussion:

Site Description:

The site is located to the east of Cold Ash at the eastern end of The Ridge. The site is quite close to local services and facilities within the village and to open countryside.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in flood zone 1, with no evidence of flooding. SUDs would need to be provided.

Highways /Transport:

Traffic is expected to have a limited impact on the highway network. Appropriate access to the site can be achieved.

There are no pavements along The Ridge, which could have an impact on Road Safety associated with the site. Consideration of appropriate mitigation measures would be required.

Ecology:

No known ecological issues.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is in SPZ3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

Site is on a ridge with good view to the south. There is a gully running along the base of the site, so there could be implications for flooding and run-off. There are no footpaths in the vicinity and the road is very narrow. The site is considered to be in an unsustainable location.

SA/SEA:

The SA/SEA indicates that there will be a predominantly neutral impact on sustainability. There are no

Site Selection – Site Commentary

significant sustainability impacts from this site. 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, 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 existing settlement pattern. Due to the lack of pavements along The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns, consideration of appropriate mitigation measures to reduce this impact would be required.

Proposed development (from SHLAA submission):

No specific proposals for this site have been submitted.

Site Selection – Site Assessment

Spatial area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL007	Site Address:	St Gabriel's Convent, The Ridge, Cold Ash
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Development Potential:	11 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	Application: 12/02173
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y
		Partly within the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL008	Site Address:	Land at St Gabriel's Convent, The Ridge, Cold Ash
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Development Potential:	35 dwellings (1.18ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Poor relationship to settlement

Site Assessment

Parish Council consultation response:	Parish Council agreed with the SHLAA assessment that the site is not currently developable. The site is adjacent to a steep sided natural valley.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Poor relationship to the settlement.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL009	Site Address:	Beggars Folly, the Ridge, Cold Ash
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Development Potential:	23 dwellings (0.76ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> Road Safety (no pavements along the Ridge) - Location in AONB. Area potentially acceptable in landscape terms considered too small to allocate - Adjacent to ancient woodland
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Site Assessment

Parish Council consultation response:	Parish council agreed with the SHLAA assessment of not currently developable. The site is steeply sloping and poorly related to the settlement
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	Area potentially acceptable in landscape terms considered too small to allocate
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape assessment states that development of the whole of the site has the potential to impact the natural beauty and special qualities of the AONB. There may be limited development potential on part of the site, but would be an area too small to allocate.
SHLAA Assessment	Not Currently developable	Y	Located opposite junction, undulating site with trees and adjacent to ancient woodland. Within the AONB.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL010	Site Address:	Land at Westrop, The Ridge, Cold Ash
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Development Potential:	24 dwellings (1.2ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape assessment indicates development here would not be acceptable.

Site Assessment

Parish Council consultation response:	Site is unsuitable for development. There are good views out over open countryside from the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape assessment indicates development here would not be acceptable.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement boundary	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL011	Site Address:	Land at Cold Ash Hill
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Development Potential:	15 dwellings (0.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Surface water flood risk
 - Medium landscape sensitivity

Site Assessment

Parish Council consultation response:	Parish Council have not had a chance to comment on this site as it was submitted after the consultation events.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scope to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield land
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	2 hourly service between Newbury and Tilehurst
	Footways/Pavements	U	Narrow pavements on Cold Ash Hill
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium Landscape Sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	
	Rights of Way affected	N	
	Play areas nearby	U	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (<i>eg. BOA</i>)	N	
	Relationship to settlement	Y	Site is well related to the existing settlement
	Inappropriate adjacent land uses	N	
Heritage	Archaeology	U	Assessment required
	Conservation area	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL011	Site Address:	Land at Cold Ash Hill	Development Potential:	15 dwellings (0.5ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	0	Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to be an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities (e.g. Primary school and local shop), 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. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is 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.		Likely that there will be a degree of car dependency within the village due to the location and limited range of services and facilities on offer within the site.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	Unlikely to have an impact		Development of the site is unlikely to have an impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?				on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact the site is in an area of medium landscape sensitivity		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Site is small and so unlikely to have an impact on the character of the built environment		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	Site is at risk from surface water flooding.	SUDs would be required	Flooding can have a negative impact on all elements of sustainability. Mitigation measures would be required to reduce this impact.

Summary

There are no significant sustainability impacts from this site. 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, in terms of an increase in greenhouse gas emissions. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
Site ID:	COL011	Site Address:	Land at Cold Ash Hill	Development Potential:	15 dwellings (0.5ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement and in line with the existing building line.

Discussion:

Site Description:

The site is located to the south east of Cold Ash, in line with the existing settlement pattern. The site is close to local services and facilities, as well as being close to Thatcham and the services and facilities offered there.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in flood zone 1, but within an area of surface water flood risk. An ordinary water course runs through the site. An FRA would be required and SUDs would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Intermittent (2 hourly) bus service passes the site linking the village to Newbury and Tilehurst.

Ecology:

No comments made on this site

Archaeology:

No previous work done on this site. Roman material has been found to the north east of the site so there is potential in the area. Further investigation would be required.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The Parish Council have not made comment on this site as it was submitted after the parish council consultation took place.

SA/SEA:

There are no significant sustainability impacts from this site. 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

Site Selection – Site Commentary

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, in terms of an increase in greenhouse gas emissions. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.

Proposed development (from SHLAA submission):

No specific proposals submitted for this site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM001	Site Address:	Land to the east of Yew Tree Stables, Compton
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Development Potential:	27 dwellings (1.36ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape Assessment indicates only the eastern part of the site would be suitable for development.
- Site is adjacent to a Scheduled Monument.

Site Assessment

Parish Council consultation response:	Development here would merge the village with the industrial units beyond. The Parish Council would like to see the distinction maintained. The site is considered important open space to the community. Despite the site having good access, the community would be against development on the site. Development could be visually prominent due to the topography of the site.
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A) Automatic exclusion

Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	P	Adverse impact on the character of AONB (from LSA)
SHLAA Assessment	N	Only part of the site is considered suitable for development on landscape grounds.
Land Use	N	Not Currently developable
AWE consultation zone	N	Protected Employment Land
Relative scale in relation to settlement role and function	N	Inner
Within settlement Boundary	N	Inappropriate in scale to the role and function of settlement within the settlement hierarchy
	N	Adjacent to existing settlement boundary.

* Any Yes response will rule the site out

B) Considerations

Criteria	Yes / No / Adjacent/ Unknown	Comments
Settlement Boundary	A	
Land use	Previously Developed Land	N
	Racehorse Industry	N
Flood risk	Flood Zone 2	A
	Groundwater flood risk	Y
	Surface water flood risk	A
	Critical Drainage Area	N
Contamination / pollution	Air Quality	N
	Contaminated Land	N
	Other	N/A
Highways / Transport	Access issues	N
	Highway network suitability	U
	Public Transport network	Y
	Footways/Pavements	Y
Landscape	Located in AONB	Y
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A
	Other	N/A
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y
	Rights of Way affected	A
	Play areas nearby	Y
Ecology / Environmental / Geological	Protected species	N
	Ancient woodland	N

Site Selection – Site Assessment

	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement and close to local services and facilities.
	Incompatible adjacent land uses	N	Adjacent to residential properties on the western boundary and a small number of industrial units on the eastern boundary but these are well screened.
Heritage	Archaeology	y	Site is adjacent to a scheduled monument and in area of high potential for medieval archaeology
	Conservation area	A	Adjacent to conservation area.
	Listed buildings	N	
	Scheduled Monument	A	Adjacent to Scheduled Monument
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		Adjacent to COM012
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM001	Site Address:	Land to the east of Yew Tree Stables, Compton	Development Potential:	27 dwellings (1.36ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the east 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.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Good access to secondary and primary schools, with some local job opportunities. Loss of the Pirbright Institute will reduce local employment opportunities	The Pirbright Institute site should be redeveloped in line with the adopted SPD which should result in mixed use development and therefore provide a level of local employment.	The site is located close to 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. The site could have a positive impact on the district's economic and social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (2 hourly bus service linking Compton and Newbury). Opportunities for walking and cycling to access local services and facilities.		Access to public transport is limited but the village is served by a 2 hourly bus service. The site's proximity to local services and facilities will encourage walking or cycling but car dependency will be high. Site is unlikely to have any
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Some of the approach roads to the village have weight or height restrictions.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					impact on environmental or economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		The site is open and rural in nature; therefore development could have a negative impact on this element of environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	Development would only be appropriate on part of the site and would be subject to the protection and enhancement of some features.	Mitigation measures set out in the Landscape Assessment – protection and enhancement of the following features would be required: <ul style="list-style-type: none"> • An open area visually linking the paddocks to the north with the recreation ground to the south • On site trees • Hedgerow boundaries • Views from the public right of way (through careful siting and design) 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact. Adjacent to a Conservation Area but landscape mitigation would result in a green buffer between the site and residential properties to the west.		In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the SM and Conservation Area in any design.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Adjacent to Scheduled Monument (SM) High potential for medieval archaeology on the site.	Requires further assessment	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		The site is unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The greenfield status if the site would result in a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Groundwater Emergence Zone and adjacent to Flood Zone 2 and an area of Surface Water Flood Risk.	Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding.	Flood risk on the site means that there could be a negative impact on all elements of sustainability.

Summary

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The landscape assessment has concluded that development could be accommodated on part of the site subject to mitigation/enhancement measures. The Scheduled Monument adjacent to the site means that further archaeological investigation would be required, and the impact of the Scheduled Monument would need to be taken into account in any development proposal.

The site is at risk from groundwater flooding and mitigation measures would be required.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM001	Site Address:	Land to the east of Yew Tree Stables, Compton	Development Potential:	27 dwellings (1.36ha at 20dph)

Recommendation:

This site will not be considered for allocation in the DPD

Justification:

COM004 is the only site to be allocated in Compton. It provides the opportunity to redevelop a brownfield site which is an identified opportunity site within the Core Strategy and has an adopted SPD for the site. The site is significantly larger than would normally be expected for a Service Village and therefore no other sites will be allocated within the village.

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. There are also good road links into Newbury and the village is served by a 2 hourly bus service.

The site is located adjacent to Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Landscape:

The Landscape Assessment indicates that development on part of the site would be acceptable as long as mitigation measures as listed in the assessment are adhered to. These include the protection and enhancement of on-site trees and hedgerow boundaries. The impact on key landscape and visual characteristics would not be significant and would not affect views out to the Downs.

Flood Risk:

The site falls within a groundwater emergence zone and adjacent to Flood Zone 2 and an area of Surface Water Flood Risk. SuDS techniques would need to be deployed to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Not specifically consulted. However, the site's proximity to local services will encourage walking or cycling. The village is served by a 2 hourly bus service linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.

Ecology:

No ecological concerns have been raised

Archaeology:

There is the potential for medieval archaeology on the site, and there is a Scheduled Monument adjacent to the site. Further assessment required.

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

No issues raised.

Minerals and Waste:

There is a landfill site to the north of COM001.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

Site Selection – Site Commentary

Raised issue of groundwater emergence zone.

Thames Water:

Not specifically consulted, but did not raise any infrastructure concerns in relation to water supply or waste water capability on site COM004.

Parish Council:

Development here would merge the village with the industrial units beyond. The Parish Council would like to see the distinction maintained. The site is considered important open space to the community. Despite the site having good access, the community are against development on the site. Development could be visually prominent due to the topography of the site.

SA/SEA:

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The landscape assessment has concluded that development could be accommodated on part of the site subject to mitigation/enhancement measures. The Scheduled Monument adjacent to the site means that further archaeological investigation would be required, and the impact of the Scheduled Monument would need to be taken into account in any development proposal.

The site is at risk from groundwater flooding and mitigation measures would be required.

Proposed development (from SHLAA submission):

Promoted for approximately 50 dwellings with a mix of house types and sizes, with affordable housing, open space and landscaping.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM002	Site Address:	Land to the south east of Compton, RG20 6RD
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Development Potential:	23 dwellings (1.16ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

The site has been categorised within the SHLAA as Not Currently Developable due to the landscape impact of development on the site. Development would lead to the loss of rural character and scenic qualities of the AONB. Development would harm the Pang Valley and detract from the scenic qualities of the eastern approach into Compton.

Site Assessment

Parish Council consultation response:	Parish council agreed with the SHLAA assessment of the site as not currently developable. The Parish Council would not like to see development on the other side of the disused railway line, as they do not feel that this would be well related to the village. Flood risk on the site is more significant than the EA flood zones identify. Proximity to Scheduled Monument is also a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development would lead to the loss of rural character and scenic qualities of the AONB. Development would harm the Pang Valley and detract from the scenic qualities of the eastern approach into Compton.
SHLAA Assessment	Not Currently developable	Y	Impact on AONB and rural character
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM004	Site Address:	Pirbright Institute, High Street, Compton, RG20 7NN
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Development Potential:	140 dwellings (7ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape Assessment indicates only part of the site is suitable for development
- Flood risk – part of the site is in FZ3 and FZ2.
- Surface water and groundwater flood risk
- Contaminated land
- TPOs

Site has been identified as an 'opportunity area' within the adopted Core Strategy and a Supplementary Planning Document has been adopted providing a framework to guide future development on the site.

Site Assessment

Parish Council consultation response:	The Parish Council would like to see COM004 developed and the green infrastructure (cricket pitch) protected. Allocation of this site would be supported by the Parish Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Part of the site is within Flood Zone 3. This part of the site is not suitable for development.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	Part of the site is considered suitable for development
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	Scale of the site may not be consistent with the role of Compton as a service village, however it is a large brownfield which has been identified in the Core Strategy as an opportunity site.
Within settlement Boundary		N	The site is adjacent to the existing settlement boundary.

*Any Yes response will rule out the site

B) Considerations			
Criteria		Yes / No / Adjacent/Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	Y	Currently Pirbright Institute site.
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	Part of the site is within Flood Zone 2. These areas have been excluded from the developable area.
	Groundwater flood risk	Y	Part of the site is within a ground water emergence zone.
	Surface water flood risk	Y	Part of the site is within an area of surface water flood risk.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	Y	Degree of contamination on the site. Further assessment would be required.
	Other	N/A	
Highways / Transport	Access issues	N	
	Highway network suitability		Hockham Road and Churn Road are not really suitable for residential use in current form. Preference for Churn Road to access the site. Access can be obtained to the High Street, care would need to be taken on the type of access provided.
	Public Transport network	Y	Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.

Site Selection – Site Assessment

	Footways/Pavements	Y	Pavements are present throughout the village.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from <i>Core Strategy LSS</i>)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	Part of the site is used as open space (cricket pitch). This area has been excluded from the developable areas. The site is close to the recreation ground.
	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to the play facilities at the recreation ground.
Ecology / Environmental / Geological	Protected species	A	Potential for bats on the site. SPD principles should be adhered to for this site.
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	Existing uses on the site may be incompatible and therefore the site would need to be redeveloped as a whole.
Heritage	Archaeology	Y	Site lies in heart of historic village with medieval origins. High archaeological potential.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	Y	5% of the site is within a SPZ1
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> COM004A, COM10, COM009, COM011		COM004A, COM010, COM009, COM011. COM004A has planning permission, although this has not yet been implemented.
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM004	Site Address:	Pirbright Institute, High Street, Compton, RG20 7NN	Development Potential:	140 dwellings (7ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the east 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.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside		
	Will it protect and enhance green infrastructure across the district?	+	If redeveloped in accordance with the adopted SPD the cricket pitch will remain as green infrastructure.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+/-	Good access to secondary and primary schools, with some local job opportunities. The relocation of the Institute would result in the loss of local job opportunities. 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.	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.	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. 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.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking,	0	Limited public transport access, but the village does benefit from a bus service, and has a number of local	Some of the approach roads to the village have weight and height restrictions.	Access to public transport is limited but the village is served by a 2hourly bus

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	cycling and public transport?		services and facilities all of which can be reached by walking and cycling.		service. . 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
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	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.	Measures to protect and enhance biodiversity and geodiversity as set out within the SPD should be adhered to.	If the site is redeveloped in accordance with the adopted SPD the site creates opportunities for positive environmental sustainability impacts.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Redevelopment of the site in accordance with the SPD could make a positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB.	Mitigation set out within the Landscape Assessment: <ul style="list-style-type: none"> • The open downland character above Compton should be enhanced through the removal of buildings in the most northerly part of the site, restoration of a more natural landform and use as open space/open farmland • Protect views to Compton from the open downland • Protect views of the upper valley sides of the site from the village • A matrix of good sized open spaces to be provided throughout the development, linking physically and visually with the existing provision • Retention of the existing character facing onto High Street and in particular the area 	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				of open space.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	There is potential to remove redundant non residential buildings and enhance the site's setting within the AONB. The scale of the site is not consistent with that of a service village, however it is a large brownfield site which is identified in the Core Strategy as an opportunity site.	The adopted SPD sets out key measures to be taken and principles to be followed in the redevelopment of this site.	Development on the site in accordance with the adopted SPD could result in positive impacts on social and environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	+	Opportunity to enhance the site's setting within the village, whilst respecting the adjacent conservation area and nearby listed buildings. Archaeological potential on the site given its location within the heart of the historic village which has medieval origins needs consideration.	The adopted SPD sets out key measures to be taken and principles to be followed in the redevelopment of this site.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Development of the site would have a positive impact on the environmental sustainability through decontamination of the site for mixed use development.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	+	Given the previous use of the site, there is potential for contamination. Development of the site would enable the site to be decontaminated. Viability of decontamination works may need to be considered.	Further assessment of contamination required and development to be in accordance with the adopted SPD.	
	Will there be an impact on water quality?	+/?	There is the potential for contamination on the site which in turn through run-off, could have impacted upon water quality. Redevelopment of the site will	Further assessment of contamination required and development to be in accordance with the adopted SPD.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			provide the opportunity to mitigate against any contamination and the impact that this may have on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	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
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Flood Zone 2 and 3 Groundwater Emergence Zone	The area within the flood zone (southern part of the site) will not be developed. Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding as set out within the adopted SPD.	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.

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 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

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

environment. There would be positive benefits to environmental sustainability through the decontamination of the site.

Given the site's location within open downland the landscape impact of any redevelopment is vitally important. The SPD and Landscape Assessment 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.

Summary of effects:

Effect: Predominantly positive

Likelihood: High

Scale: North Wessex Downs AONB

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM004	Site Address:	Pirbright Institute, High Street, Compton, RG20 7NN	Development Potential:	140 dwellings (7ha at 20dph)

Recommendation:

The site is considered for allocation through the DPD.

Justification:

Development on this site would provide the opportunity to develop a brownfield site, adjacent to the settlement boundary. The site has been identified as an 'opportunity area' within the adopted Core Strategy and a Supplementary Planning Document has been adopted providing a framework to guide future development on the site. There would also be an opportunity to rectify any contaminated land issues and enhance the site's setting within the AONB and village.

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south.

The site is located adjacent to the settlement boundary of Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Whilst the scale of the site is not consistent with that of a service village, the site has been identified through the Core Strategy as an opportunity site and has an adopted SPD. Redeveloping the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability.

Whilst the relocation of the Institute will result in the loss of some local employment opportunities, the adopted SPD for the site does seek mixed use development which would replace a level of employment.

The site is location adjacent to the Conservation Area and within close proximity to listed buildings.

Landscape:

The Landscape Assessment indicates that development on parts of the site would be acceptable as long as mitigation measures as listed in the assessment and SPD are adhered to. Redevelopment of the site provides opportunities to enhance the green infrastructure and biodiversity on this site.

Flood Risk:

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. This part of the site will be excluded from the developable area as set out within the SPD. An FRA would be required to support any development on this site.

Highways /Transport:

The site's proximity to local services will encourage walking or cycling. The village is served by a 2 hourly bus service linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.

This site can accommodate up to 140 houses that will generate circa 840 daily vehicle movements including circa 84 during the 08.00 to 09.00 AM peak.

This was the Institute of Animal Health and therefore there would already have been a significant generator of traffic. Similar or even reduced traffic levels from the proposed use would therefore be expected.

Site Selection – Site Commentary

Access can be obtained from Churn Road and Hockham; however both of these roads are narrow with limited or nonexistent footways. They are therefore not really suitable for a residential use in their current form. It is therefore likely that road widening along with footway provision will be sought. There seems to be limited opportunities for this along Hockham and Cheap Street due to limited availability of highway land. There is therefore a preference for Churn Road to access the development. A through route between Churn Road and Hockham could be encouraged in line with the UK governments Manual for Streets.

If access can be obtained through to the High Street, care would need to be taken on the type of access provided.

Ecology:

If the site is developed in accordance with the adopted SPD, then there will be no ecological concerns.

Archaeology:

There is high archaeological potential on the site given its location within the heart of the historic village which has medieval origins. Further assessment required.

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

Contamination on site would need to be resolved as part of any planning application. Redevelopment of the site provides a significant opportunity to improve soil quality and potentially water quality through decontamination.

Minerals and Waste:

Former landfill site is located to the west of the site. Environmental permits for waste related activities held on site for a number of years.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

Concern that part of the site is within Flood Zones 2 and 3. However, this area will be excluded from development.

5% of the site is within SPZ1.

The site has been investigated for contamination.

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged.

Parish Council:

The Parish Council would like to see COM004 developed and the green infrastructure (cricket pitch) protected. Allocation of this site would be supported by the Parish Council.

SA/SEA:

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 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

Site Selection – Site Commentary

environmental sustainability through the decontamination of the site.

Given the site's location within open downland the landscape impact of any redevelopment is vitally important. The SPD and Landscape Assessment 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.

Proposed development (from SHLAA submission):

The site is proposed by the agent to be developed in accordance with the adopted SPD for the site.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM004A	Site Address:	Greens Yard, High Street, Compton
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Development Potential:	25 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	Applications Approved: 02/00317, 07/02647, 11/01159. 14/00926/RESMAJ reserved matters application for 11/01159 pending consideration.
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
Landscape	Grade 1 / II* Park and Gardens	N
	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y
		Site is within the settlement boundary of Compton.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM005	Site Address:	Fairfield, Compton
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Development Potential:	12 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	Y	Applications Approved: 11/00586	
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Landscape considered as part of the planning application.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	Site is within the settlement boundary of Compton.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM006	Site Address:	Mayfield Farm, Cheseridge Road, Compton
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Development Potential:	14 dwellings (0.68ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Relationship to settlement (not adjacent to the settlement boundary)
- Groundwater and surface water flood risk
- Access concerns
- AONB – Landscape Assessment would be required

The site is categorised as Not Currently Developable within the SHLAA and therefore excluded from site selection opportunity due to the relationship of the site to the settlement.

Site Assessment

Parish Council consultation response:	Development here would extend the village too far. Flood risk is a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	Assessment Required	Due to location in AONB a landscape assessment is required.
SHLAA Assessment	Not Currently developable	Y	Poorly related to the settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM007	Site Address:	Land between Cheseridge Road and Ilsley Road, Compton
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Development Potential:	26 dwellings (1.3ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Flooding (within FZ3).

Site Assessment

Parish Council consultation response:	Development on this site would extend the village too far. Flood risk on the site is a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Flood risk on the site means that it is not suitable for development. Flood Zone 3 covers a large part of the site.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Landscape assessment has not been carried out as the site is already excluded on flood risk grounds
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM008	Site Address:	Rear of Mayfield Cottages, Ilsley Road, Compton
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Development Potential:	10 dwellings (0.5ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Flooding (within FZ3).

Site Assessment

Parish Council consultation response:	Site is very open and landscape impact would need to be considered. Flood risk on the site is a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Flood risk on the site means that it is not suitable for development. Flood Zone 3 covers a large part of the site.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Landscape assessment has not been carried out as the site is already excluded on flood risk grounds
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the existing settlement boundary of Compton.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM009	Site Address:	Land between Ilsley Road and Churn Road, Compton
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Development Potential:	56 dwellings (2.81ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

Landscape assessment indicates development on this site would fail to conserve or enhance the special qualities or natural beauty of the AONB.

The development of the site in conjunction with COM004, which is an identified opportunity site within the Core Strategy, would result in a scale of development which would be inappropriate in scale for the role and function of Compton.

Site Assessment

Parish Council consultation response:	Access to the site off Ilsley Road would be difficult and access via Churn Road would not be desirable given its rural nature. Increased traffic on Churn Road could have a negative impact on the cricket pitch should improvements to the road be required. However, a portion of this site is seen as the most suitable option (between COM011 and COM010) assuming access issues can be overcome.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape assessment indicates development on this site would fail to conserve or enhance the special qualities or natural beauty of the AONB.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	The site in conjunction with COM004 would be inappropriate in scale.
Within settlement Boundary		N	

*Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM010	Site Address:	Land to the west of Churn Road, Compton
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Development Potential:	13 dwellings (0.67ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Site is located within the AONB and therefore a Landscape Assessment would be required
- Potential contamination issues (concern raised by Parish Council)
- Groundwater flood risk

Site Assessment

Parish Council consultation response:	Contamination issues with this site and access via Churn Road is undesirable.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	Location in AONB therefore a Landscape Assessment is required.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is adjacent to the settlement boundary.

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Part of the site is within a groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	Y	Historic landfill
	Other	N/A	
Highways / Transport	Access issues	Y	Access to the site is poor
	Highway network suitability	U	Highways not consulted
	Public Transport network	Y	Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.
	Footways/Pavements	Y	Pavements are present throughout the village, although access from the site into the village may not have.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	A	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

	Play areas nearby	Y	Site is close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	A	Bird, Reptile and Bat surveys required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	N	Site is not that well related to the centre of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	COM011, COM009, COM004	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM010	Site Address:	Land to the west of Churn Road, Compton	Development Potential:	13 dwellings (0.67ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the east 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.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Good access to secondary and primary schools, with some local job opportunities. Loss of the Pirbright Institute will reduce local employment opportunities	The Pirbright Institute site should be redeveloped in line with the adopted SPD which should result in mixed use development and therefore provide a level of local employment.	The site is located close to 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. The site could have a positive impact on the district's economic and social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (2 hourly bus service linking Compton and Newbury). Opportunities for walking and cycling to access local services and facilities.		Access to public transport is limited but the village is served by a 2 hourly bus service. The site's proximity to local services and facilities will encourage walking or cycling but car dependency will be high. Site is unlikely to have any
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Some of the approach roads to the village have weight of height restrictions	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
		?			impact on environmental or economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Bird, Reptile and Bat surveys required.		Bird, Reptile and Bat surveys required. The site is located within the AONB and has the potential to negatively impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Located within the AONB. Further assessment required.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		The site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Modern land use likely to have removed all archaeology		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change	Will the site be subject to / at risk from flooding	-	Part of the site is within a Groundwater Emergence Zone	Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding.	could have a negative impact on environmental sustainability. Flood risk on the site means that there could be a negative impact on all elements of sustainability.

Summary

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The site's location within the AONB could have an impact on the landscape and therefore a Landscape Assessment would be required. The site is at risk from groundwater as part of it lies within a groundwater Emergence Zone. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM010	Site Address:	Land to the west of Churn Road, Compton	Development Potential:	13 dwellings (0.67ha at 20dph)

Recommendation:

This site will not be considered for allocation in the DPD

Justification:

COM004 is the only site to be allocated in Compton. It provides the opportunity to redevelop a brownfield site which is an identified opportunity site within the Core Strategy and has an adopted SPD for the site. The site is significantly larger than would normally be expected for a Service Village and therefore no other sites will be allocated within the village.

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. There are also good road links into Newbury and the village is served by a 2 hourly bus service.

The site is located adjacent to Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Landscape:

The site is located within the AONB and therefore a Landscape Assessment will be required.

Flood Risk:

The site partially falls within a groundwater emergence zone so SuDS techniques would need to be deployed to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Not specifically consulted. However, the site's proximity to local services will encourage walking or cycling. The village is served by a 2 hourly bus service linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.

Ecology:

Bird, Reptile and Bat surveys would be required.

Archaeology:

No impact on archaeology - modern land use likely to have removed all archaeology

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

No issues raised.

Minerals and Waste:

No issues raised.

Land use planning consultation zone:

Site is not within an AWE consultation zone.

Environment Agency:

Raised issues of groundwater emergence zone and historic landfill adjacent.

Thames Water:

Site Selection – Site Commentary

Not specifically consulted, but did not raise any infrastructure concerns in relation to water supply or waste water capability on site COM004.

Parish Council:

The Parish Council feels that contamination issues with this site and access via Churn Road is undesirable.

SA/SEA:

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The site's location within the AONB could have an impact on the landscape and therefore a Landscape Assessment would be required. The site is at risk from groundwater as part of it lies within a groundwater Emergence Zone. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

Residential of a form and scale similar to the existing properties. Agent confirmed that site is available.

Site Selection – Site Assessment

Settlement:	Compton	Parish:	Compton
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Site ID:	COM011	Site Address:	Land to the north of Ilsley Road, Compton
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Development Potential:	10 dwellings (0.52 at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Site is located within the AONB and therefore a Landscape Assessment would be required
- Ground water flood risk

Site Assessment

Parish Council consultation response:	Parish Council would not like to see this site developed as it would infill the area between the existing settlement and the small cluster of properties by Down House. This would extend the village too far along a busy road. Access to the site is also a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Location in AONB meant that a Landscape assessment is required.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

*Any Yes will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	Y	Access to the site is poor
	Highway network suitability	U	Highways not consulted
	Public Transport network	Y	Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.
Landscape	Footways/Pavements	Y	Pavements are present throughout the village, although access from the site into the village may not have.
	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
Green Infrastructure	Other	N/A	
	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground
	Rights of Way	N	
Ecology / Environmental / Geological	Play areas nearby	Y	Site is close to the play facilities at the recreation ground
	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	

Site Selection – Site Assessment

	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	N	Site is not that well related to the centre of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N/A	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	COM009, COM010	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM011	Site Address:	Land to the north of Ilsley Road, Compton	Development Potential:	10 dwellings (0.52 at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the east 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.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Good access to secondary and primary schools, with some local job opportunities. Loss of the Pirbright Institute will reduce local employment opportunities	The Pirbright Institute site should be redeveloped in line with the adopted SPD which should result in mixed use development and therefore provide a level of local employment.	The site is located close to 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. The site could have a positive impact on the district's economic and social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (2 hourly bus service linking Compton and Newbury). Opportunities for walking and cycling to access local services and facilities.		Access to public transport is limited but the village is served by a 2 hourly bus service. The site's proximity to local services and facilities will encourage walking or cycling but car dependency will be high. Site is unlikely to have any
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Some of the approach roads to the village have weight of height restrictions	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
		0			impact on environmental or economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		The site is located within the AONB and has the potential to negatively impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Located within the AONB. Further assessment required.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		The site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Was a chalk pit on this land		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield land		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change	Will the site be subject to / at risk from flooding	-	Groundwater Emergence Zone	Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding.	could have a negative impact on environmental sustainability. Flood risk on the site means that there could be a negative impact on all elements of sustainability.

Summary

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The site's location within the AONB could have an impact on the landscape and therefore a Landscape Assessment would be required. The site is at risk from groundwater. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.

Effect: Predominantly neutral

Likelihood: High

Scale: NWD AONB

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM011	Site Address:	Land to the north of Illsley Road, Compton	Development Potential:	10 dwellings (0.52 at 20dph)

Recommendation:

This site will not be considered for allocation in the DPD

Justification: COM004 is the only site to be allocated in Compton. It provides the opportunity to redevelop a brownfield site which is an identified opportunity site within the Core Strategy and has an adopted SPD for the site. The site is significantly larger than would normally be expected for a Service Village and therefore no other sites will be allocated within the village.

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. There are also good road links to Newbury and the village is served by a 2 hourly bus service.

The site is located adjacent to Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services will encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Landscape:

The site is located within the AONB and therefore a Landscape Assessment will be required.

Flood Risk:

The site falls within a groundwater emergence zone so SuDS techniques would need to be deployed to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Not specifically consulted. However, the site's proximity to local services will encourage walking or cycling. The village is served by a 2 hourly bus service linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.

Parish Council has also raised some concerns over the access to the site.

Ecology:

No issues raised.

Archaeology:

No impact. There was previously a chalk pit on this land.

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

No issues raised.

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

Raise issues of groundwater affecting the site.

Site Selection – Site Commentary

Thames Water:

Not specifically consulted, but did not raise any infrastructure concerns in relation to water supply or waste water capability on site COM004.

Parish Council:

The Parish Council would not like to see this site developed as it would infill the area between the existing settlement and the small cluster of properties by Down House. This would extend the village too far along a busy road. Access to the site is also a concern.

SA/SEA:

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The site's location within the AONB could have an impact on the landscape and therefore a Landscape Assessment would be required. The site is at risk from groundwater. Both these factors combined with the greenfield nature of the site could result in negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for a small development with an appropriate mix of dwellings.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM012	Site Address:	The Paddocks east of Roden House, Wallingford Road, Compton
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Development Potential:	23 dwellings (1.18ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Site is located within the AONB and therefore a Landscape Assessment would be required - Surface water flood risk - Access concerns
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Site Assessment

Parish Council consultation response:	The Parish Council feel that development here would merge the village with the industrial units beyond and distinction should be maintained.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	Adjacent to Flood zone 3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Location in AONB therefore a Landscape Assessment is required.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		A	Site is adjacent to the settlement boundary

*any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	A	Site is adjacent to Flood zone 2.
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	Y	Access to the site is restricted
	Highway network suitability	U	Highways not consulted
	Public Transport network	Y	Approx 2 hourly service between Newbury and Harwell. Service may be more limited in the evening if returning from Harwell.
	Footways/Pavements	Y	Pavements are present throughout the village.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	

Site Selection – Site Assessment

	Other (eg. BOA)	N/A	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Compatibility with neighbouring land uses (eg. noise / pollution generation)	N	
Heritage impact	Archaeology	Y	Archaeological potential on the site.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	
	Wastewater	U	
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N/A	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	COM001	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	COM012	Site Address:	The Paddocks east of Roden House, Wallingford Road, Compton	Development Potential:	23 dwellings (1.18ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Good access to recreation ground and countryside		The site's location to the east 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.
	Will it increase opportunities for access to sports facilities?	+	Good access to recreation ground and countryside		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Good access to secondary and primary schools, with some local job opportunities. Loss of the Pirbright Institute will reduce local employment opportunities	The Pirbright Institute site should be redeveloped in line with the adopted SPD which should result in mixed use development and therefore provide a level of local employment.	The site is located close to 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. The site could have a positive impact on the district's economic and social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Limited public transport access (2 hourly bus service linking Compton and Newbury). Opportunities for walking and cycling to access local services and facilities.		Access to public transport is limited but the village is served by a 2 hourly bus service. The site's proximity to local services and facilities will encourage walking or cycling but car dependency will be high.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the	Some of the approach roads to the village have weight or height restrictions.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			potential to improve road safety.		Site is unlikely to have any impact on environmental or economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		The site is located within the AONB and has the potential to negatively impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Located within AONB. Landscape Assessment will be required.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact. Site is adjacent to Conservation Area		In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the Conservation Area in any design.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Possible archaeology though no previous work	Requires further investigation	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change	Will the site be subject to / at risk from flooding	-	Groundwater Emergence Zone	Sustainable urban drainage techniques (SuDS) should be used to mitigate the effect of any potential flooding.	could have a negative impact on environmental sustainability. Flood risk on the site means that there could be a negative impact on all elements of sustainability.

Summary

There are no significantly positive or negative effects.
 Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The greenfield status of the site as well as the site's location within the AONB could have a negative effect on environmental sustainability.

The site is at risk from groundwater flooding and mitigation measures would be required.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
Site ID:	COM012	Site Address:	The Paddocks east of Roden House, Wallingford Road, Compton	Development Potential:	23 dwellings (1.18ha at 20dph)

Recommendation:

This site will not be considered for allocation in the DPD

Justification:

COM004 is the only site to be allocated in Compton. It provides the opportunity to redevelop a brownfield site which is an identified opportunity site within the Core Strategy and has an adopted SPD for the site. The site is significantly larger than would normally be expected for a Service Village and therefore no other sites will be allocated within the village.

Discussion:

Site Description:

Compton sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. There are also good road links into Newbury and the village is served by a 2 hourly bus service.

The site is located adjacent to Compton giving easy access to local services, facilities and the open countryside. The site's proximity to local services may encourage walking or cycling. It is recognised that there will be a degree of car dependency given the location of the village.

Landscape:

The site is located within the AONB and therefore a landscape assessment will be required.

Flood Risk:

The site falls within a groundwater emergence zone so SuDS techniques would need to be deployed to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Not specifically consulted. However, the site's proximity to local services will encourage walking or cycling. The village is served by a 2 hourly bus service linking the village to Newbury. There are bus stops near the site however they will need to be connected to the site with additional footways.

Ecology:

No issues raised.

Archaeology:

Desk based assessment required due to possible archaeology on site.

Education:

Compton Primary School is close to capacity with no capacity on the site to expand further. Secondary school provision is manageable.

Environmental Health:

No issues raised.

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

The site lies within a SPZ3 and is partially within a groundwater emergence zone.

Site Selection – Site Commentary

Thames Water:

Not specifically consulted, but did not raise any infrastructure concerns in relation to water supply or waste water capability on site COM004.

Parish Council:

The Parish Council feel that development here would merge the village with the industrial units beyond and distinction should be maintained.

SA/SEA:

There are no significantly positive or negative effects.

Whilst the site is well located for services, particularly education, public transport options are limited and car dependency will be high. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and a recreation ground to help promote a healthy active lifestyle.

The greenfield status of the site as well as the site's location within the AONB could have a negative effect on environmental sustainability.

The site is at risk from groundwater flooding and mitigation measures would be required.

Proposed development (from SHLAA submission):

No details given.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA001	Site Address:	Dacre, New Lane Hill, Tilehurst, Reading, RG30 1JN
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Development Potential:	11 dwellings (0.35ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary, therefore the site does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish council are not against development on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within Settlement Boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA003	Site Address:	Stonehams Farm, Long Lane, Tilehurst, Reading, RG31 5UG
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Development Potential:	15 dwellings (0.77ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Greenfield - AONB – Landscape Assessment indicates only part of the site is suitable for development

Site Assessment

Parish Council consultation response:	Parish Council are strongly against any breach of the settlement boundary. Site is outside of settlement and would encroach into the AONB. Concern this would potentially set a precedent for further development beyond these sites. Parish Council feel that there are insufficient facilities to sustain more development (schools / doctors surgeries are full). Potential for the settlement boundary to be redrawn (in consultation with PC and Ward members) to include a small section of the site (along with EUA008).
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	Potential. The Landscape Assessment indicates that only part of the site is suitable for development.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement Boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access can be obtained from Long Lane.
	Highway network suitability	Y	Development would be likely to generate approximately 102 daily vehicle movements including about 10 during the 08:00 to 09:30 AM peak. This is expected to have a limited impact on the highway and travel network.
	Public Transport network	Y	A number of bus services into Reading and Newbury are available in Tilehurst. The nearest bus passes within 400m of the site.
	Footways/Pavements	U	Long Lane will need widening fronting the site and possibly in other locations to provide footways.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N	Area of medium landscape sensitivity
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	A	
	Rights of Way affected	A	Right of way adjacent to the site.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	A	Adjacent to ancient woodland.
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Historic farmstead on the site. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is underlain with gravel giving potential for use or prior extraction (depending on depth and quality of deposit). Policies 1&2 of the RMLP need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: EUA008, EUA033		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA003	Site Address:	Stonehams Farm, Long Lane, Reading, RG31 5UG	Development Potential:	17 dwellings (0.77ha at 20dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities that would encourage walking or cycling as part of a healthy, active life.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to recreation ground and the Cotswold Sports Centre.		
	Will it protect and enhance green infrastructure across the district?	?	The site has a right of way running along the western boundary of the site.	The right of way would need to be protected as part of any site design.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to services and employment opportunities, including public transport links into Reading and beyond.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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.		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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is adjacent to ancient woodland and trees protected by TPOs	Appropriate buffers would be required.	Development of the site could have a negative impact on the landscape character of the area, and environmental sustainability unless the mitigation measures set out in the
	Will it conserve and enhance the local distinctiveness of the	-	The landscape assessment indicates that development on part of the site would be acceptable subject to the	Mitigation measures would be required.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	character of the landscape?		mitigation measures set out in the assessment		landscape assessment are adhered to.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development of the site is unlikely to have an impact on the character of the built environment		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is the site of an historic farmstead.	Development of the site should be done in such a way as to conserve and enhance any heritage assets on the site	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within an area at risk from surface water flooding	There is no evidence of flooding on the site.	Flooding can have a negative impact on all elements of sustainability, although there is no evidence of flooding on the site, so development on the

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					site would be unlikely to have an impact on sustainability.

Summary

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 landscape assessment there would be a negative impact on environmental sustainability. The site is within an area at risk from surface water flooding, although there has been no evidence of the site flooding.

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: short to long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
Site ID:	EUA003	Site Address:	Stonehams Farm, Long Lane, Tilehurst, Reading	Development Potential:	15 dwellings (0.77ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The cumulative impact of this site alongside EUA008 and EUA033 would have a negative impact due to enclosing Stonehams Farm within new development and creating a continuous expansion of urban form between Vicarage Farm and the existing urban form west of Long Lane.

Discussion:

Site Description:

The site is located to the western boundary of Tilehurst within the AONB. The site has easy access to local service and facilities (including a primary school, secondary school and local leisure centre) within the urban area. A footpath is adjacent to the site, which would need to be preserved should development take place.

Landscape:

The Landscape Assessment states that the south eastern part of the site would be suitable for development subject to appropriate mitigation measures as set out in the Landscape Assessment.

Flood Risk:

The site is within Flood Zone 1 and the centre of the site is within a surface water flood risk area, although there is no evidence that the site suffers from flooding. A FRA and SUDs would be required.

Highways /Transport:

The size of the proposed development is unlikely to have an impact on the highway network. Access can be obtained from Long Lane. Some work would be required to widen Long Lane to the front of the site to allow the provision of footways to connect the site to existing footways in the vicinity.

There are regular bus services passing within 400m of the site. There are opportunities for walking and cycling, locally and into Reading.

Ecology:

There are no protected species or ecological designations on the site

Archaeology:

The site is the site of a historic farmstead, although this is not seen as a significant issue for development.

Education:

There is potential to accommodate additional primary pupils within the Eastern Urban Area. There is capacity for additional pupils within the local secondary schools

Environmental Health:

There are no known air quality, noise or contamination issues associated with the site.

Minerals and Waste:

Site is completely underlain with gravel giving high potential for use or prior extraction (depending on depth and quality of deposit). Policies 1 & 2 of the RMLP are relevant.

No known waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone.

Environment Agency:

The site is in SPZ3.

Site Selection – Site Commentary

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The Parish Council have concerns that development of this site would potentially set a precedent for further development beyond the site. Potential for a small section of the site to be included with the redrawn settlement boundary was considered to be ok.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. 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 landscape assessment there would be a negative impact on environmental sustainability. The site is within an area at risk from surface water flooding, although there has been no evidence of the site flooding

Proposed development (from SHLAA submission):

No specific proposal have been submitted for this site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA004	Site Address:	Land at Pincents Lane, Calcot, Reading, RG31 4UQ
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Development Potential:	119 Dwellings (5.95ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Poor relationship to the existing settlement – the site has been assessed as not currently developable within the SHLAA.
- AONB - development would fail to conserve and enhance the special qualities and natural beauty of the AONB.

Site Assessment

Parish Council consultation response:	Site has poor access and would have a significant impact on Pincents Lane and the surrounding roads. The Parish Council are concerned about encroaching into the AONB
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not currently developable	Y	Poor relationship to settlement. Location within the AONB
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of the settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA005	Site Address:	Land at Calcot Golf Course, Calcot Park, Tilehurst, Reading, RG31 7RN
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Development Potential:	12 dwellings (0.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues

- The site is located within the settlement boundary and does not need to be allocated

Site Assessment

Parish Council consultation response:	Parish council would not be against development on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA007	Site Address:	Turnhams Farm, Pincents Lane, Tilehurst (Pincents Hill)
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Development Potential:	285 dwellings (9.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Potential impact on AONB (adjacent to the site)
- Greenfield
- Surface water flood risk
- Highways and Access concerns
- TPO on the site
- Local Wildlife Site
- Significant archaeological potential
- AWE outer consultation zone
- Significant water supply capability issue.

Site Assessment

Parish Council consultation response:	Parish Council are very concerned about this site. It has very poor access. It is used by the community to walk and it is seen as an extension to existing open space within the parish. Traffic generation would place pressure on Tidmarsh Road, Langley Hill and Pincents Lane. There is strong opposition to development on this site by the local community, Ward members and MP.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	A	Site adjacent to the AONB
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	Concern regarding access onto Pincents Lane. Vehicular access to the north of Pincents Lane is likely to be resisted.
	Highway network suitability	N	The site is likely to generate approximately 1,710 daily vehicle movements, including 171 during the 08:00 to 09:00 am peak. There is concern that the proposed development will place a significant strain on the already congested A4, especially with the additional traffic generated by IKEA, located to the south of the site. Extensive mitigation to the highway network would be required.
	Public Transport network	N	While there are a number of public transport opportunities in Tilehurst they are more than 700m from the site and the site is of a scale where it is

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Adjacent / Unknown	Comments
		unlikely that a bus route could be extended to serve the site.
	Footways/Pavements	N
Landscape	Located in AONB	A
	Located in area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N
	Other	
Green Infrastructure	Open Space / playing field / amenity space nearby	Y
	Rights of Way affected	Y
	Play areas nearby	Y
Ecology / Environmental / Geological	Protected species	Y
	Ancient woodland	A
	Tree Preservation Orders	Y
	Local Wildlife Site	Y
	Nature Reserve	N
	Other (eg. BOA)	Y
Relationship to surrounding area	Relationship to settlement	N
	Incompatible adjacent land uses	N
Heritage	Archaeology	Y
	Conservation area	N
	Listed buildings	N
	Scheduled Monument	N
Utility Services	Presence of over head cables / underground pipes	N
	Water supply	N
	Wastewater	N
	Groundwater Source Protection Zone (SPZ)	N
AWE Consultation Zone	Middle	N
	Outer	Y
Proximity to railway line		N
Minerals and Waste	Minerals preferred area	N
	Mineral consultation area	Y
	Minerals/Waste site	N
	Other	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA004, EUA027	
Other (anything else to be considered)	The proposed developable area has taken into account the comments/appeal decision from the previous planning application.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA007	Site Address:	Turnhams Farm, Pincents Lane, Tilehurst (Pincents Hill)	Development Potential:	285 dwellings (9.5ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local recreation ground and is within walking distance of a range of services and facilities including the retail park		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the recreation ground.		
	Will it protect and enhance green infrastructure across the district?	?	A footpath runs through the site.	The footpath would need to be retained as part of the design.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local employment and facilities.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of walking and cycling routes around the site. There is a bus interchange at the retail park which is within walking distance of 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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to Ancient woodland. There are TPOs and a Local Wildlife site on the site as well as the site being in a BOA	Appropriate buffers and careful design could help to mitigate the impact of development. An extended phase 1 habitat survey would be required.	Development on the site could have a negative impact on environmental sustainability. Appropriate mitigation would need to be provided to reduce this
	Will it conserve and	-	The site is within open countryside	Careful design could mitigate	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		with part of the site within the AONB.	some of the impact.	impact.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The areas proposed for development are not adjacent to existing residential areas.		Development on the site would have a negative impact on environmental sustainability, and the location of the proposed developable areas could mean that there is a negative impact on social sustainability as well.
	Will it conserve and enhance the significance of the District's heritage assets?	-	Romano British material has been found on the site. Archaeological assessment of the site indicated that the site may not be suitable for development.	Further archaeological work required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Part of the site is within a surface water flood risk area.	An FRA outlining the risk of flooding and mitigation measures to be implemented	Flooding can have a negative impact on all elements of sustainability. There is no evidence of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				would be required. SUDs would be required.	flooding on the site, and mitigation measures would need to be provided, so development on the site would be unlikely to have an impact on sustainability.

Summary

There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. However, there are also a number of negative environmental impacts resulting from the development of the site including the site's proximity to biodiversity and geodiversity assets. Appropriate buffers, mitigation and careful design would be required to mitigate the potential negative environmental impacts. There is also the potential for negative impacts on environmental sustainability as the site is within open countryside with part of the site within the AONB. Careful design would be required to mitigate some of the impacts. As the areas proposed for development are not adjacent to existing residential areas this has the potential for a negative impact on social sustainability. Part of the site is within a surface water flood risk area; although there is no evidence of the site flooding, if it did, this would have a negative impact on all elements of sustainability.

Summary of effects:

Effect: Predominantly negative

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to long term

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA007	Site Address:	Turnhams Farm, Pincents Lane, Tilehurst (Pincents Hill)	Development Potential:	285 dwellings (9.5ha at 30dph)
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Recommendation:

Site is recommended for allocation

Justification:

The site is well related to local services and facilities, both for access locally and in to Reading. Work has been done since the previous planning application (and subsequent appeal) to take into account the impact on the landscape.

There are a number of ecological, environmental, water supply, archaeological and highways issues that would need to be resolved.

Discussion:

Site Description:

The site is located to the west of Tilehurst, north of the Sainsbury's retail park. The site is close to local services and facilities (including shops, schools and public transport links) within the urban area. The site itself is poorly related to the existing residential development within the Eastern Urban Area, although this means that the impact on the landscape is minimised. A footpath crosses the site, which would need to be retained.

The site was subject to a refused planning application, which was upheld at appeal and an unsuccessful village green application in 2009/10.

Landscape:

The site is adjacent to the AONB, in an area of medium landscape sensitivity. The proposed developable area takes into account comments made during the previous planning application and subsequent appeal.

Flood Risk:

The site is within Flood Zone 1 and a surface water flood risk area.

A FRA would be required with appropriate mitigation, including SUDs provided.

Highways /Transport:

Access to the site is proposed to be via Pincents Lane. With the IKEA development taking place to the south of the site there is some concern regarding the impact on the A4. Extensive mitigation to accommodate additional traffic generated by the development would be required.

The site is some distance from the existing local bus stops (at the retail park), and given the size of the development it is unlikely that a bus service would be extended to the site.

The Highways Agency did not comment on this site.

A Transport Assessment and Travel Plan for the site would be required.

Ecology:

The site is a BAP habitat, within a Biodiversity Opportunity Area. Badgers and bats are present on the site. The site is adjacent to ancient woodland and contains trees protected by Tree Preservation Orders.

Appropriate buffers and an Extended Phase 1 Habitat Survey would be required.

Archaeology:

There are significant archaeological finds on the site which could limit the development potential. Further archaeological work would be required.

Education:

Potential issues with primary provision. There is capacity for additional pupils within the local secondary schools.

Site Selection – Site Commentary

Environmental Health:

There are no known air quality, noise or contamination issues associated with the site.

Minerals and Waste:

No known mineral deposits

No known waste issues

Land use planning consultation zone:

Within the outer AWE consultation zone. The development potential is greater than 200; therefore ONR will need to be consulted. This will take place as part of the preferred options consultation.

Environment Agency:

Site is within FZ1

Thames Water:

Significant concerns regarding Water Supply capability. Current water supply network in this area is highly unlikely to be able to support the demand from this site. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

Concerns regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A water supply and drainage strategy would be required.

Parish Council:

The parish council are very concerned about the development of this site. Access is poor and the area is used by the local community for walking. Traffic generation is expected to be high and result on pressure on Tidmarsh Road, Langley Hill and Pincents Lane. There is strong opposition to the site from the local community, ward members and the local MP.

SA/SEA:

The SA/SEA indicates a predominantly negative impact. There are no significant sustainability issues, positive or negative, there is a predominately negative impact predicted from development of the site, particularly in terms of environmental sustainability and the impact on the environment and ecology. There are a number of positive impacts relating to access to local services and facilities.

Proposed development (from SHLAA submission):

The proposed development of the site takes into account the findings of the appeal and has reduced the developable areas of the site. The site is proposed for predominantly residential development (including affordable housing), with some mixed use leisure, retail and employment to support the residential element of the scheme. The scheme would include retention of the right of way, a new area of public open space with potential for part of the site to be retained for agricultural use.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA008	Site Address:	Stonehams Farm, Tilehurst, Reading, RG31 5UG
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Development Potential:	44 dwellings (2.21ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - AONB – Landscape Assessment indicates only part of the site is suitable for development
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Site Assessment

Parish Council consultation response:	Parish Council are strongly against any breach of the settlement boundary. Site is outside of settlement and would encroach into the AONB. Concern this would potentially set a precedent for further development beyond these sites. Parish Council feel that there are insufficient facilities to sustain more development (schools / doctors surgeries are full). Potential for the settlement boundary to be redrawn (in consultation with PC and Ward members) to include a small section of the site (along with EUA003).
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Landscape Assessment indicates that part of the site would be suitable for development subject to important measures to conserve and enhance the AONB.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained from Long Lane.
	Highway network suitability	Y	Development likely to generate approximately 264 daily vehicle movements, including approximately 26 during the 08:00 to 09:00 AM peak. Development is likely to have a marginal impact on the highway and travel network.
	Public Transport network	Y	A number of bus services into Reading and Newbury are available in Tilehurst. The nearest bus passes within 400m of the site.
	Footways/Pavements	Y	Footways would need to be provided in front of the site to link into the existing network.
Landscape	Located in AONB	Y	
	Located in area of High Landscape Sensitivity (from Core Strategy LSS)	N	Area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / amenity space nearby	A	
	Rights of Way affected	A	Right of way adjacent to the site

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Biodiversity Opportunity Area	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Relationship to settlement	Y	Part of the site is well related to the existing development (development on 3 sides).
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Site of historic farmstead
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)		
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is underlain with gravel giving potential for use or prior extraction (depending on depth and quality of deposit). Policies 1&2 of the RMLP need to be considered.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA003, EUA033		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA008	Site Address:	Stonehams Farm, Long Lane, Reading, RG31 5UG	Development Potential:	44 dwellings (2.21ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities that would encourage walking or cycling as part of a healthy, active life.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to recreation ground and the Cotswold Sports Centre.		
	Will it protect and enhance green infrastructure across the district?	?	The site has a rights of way running along the western and eastern boundary of the site.	The right of way would need to be protected as part of any site design.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to services and employment opportunities, including public transport links into Reading and beyond.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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.		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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Additional footways would be required to link the site into the existing footways in the vicinity.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is adjacent to ancient woodland and trees protected by Tree Preservation Orders. Although no protections on the site itself.	Appropriate buffers would be required.	Development could have a negative impact on environmental sustainability, but with appropriate mitigation the impact would be neutral.
	Will it conserve and enhance the local distinctiveness of the	-	The site is within the AONB, in an area of medium landscape sensitivity. Landscape Assessment	Landscape Assessment indicates that part of the site would be suitable for	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	character of the landscape?		indicates that some development would be suitable on the site.	development subject to important measures to conserve and enhance the AONB.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development of the site is unlikely to have an impact on the character of the built environment		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is the site of an historic farmstead.	Development of the site should be done in such a way as to conserve and enhance any heritage assets on the site	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site.	SUDs would be required.	Unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

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.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: short to long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA008	Site Address:	Stoneham's Farm, Long Lane, Tilehurst, Reading	Development Potential:	44 dwellings (2.21ha at 20dph)
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Recommendation:

Site is recommended for allocation in line with the area considered suitable for development by the Landscape Assessment.

Justification:

The site is well related to local services and facilities with good opportunities for walking and cycling both locally and in towards Reading.

Development will need to take into account the Landscape Assessment, with only part of the site being considered suitable for development. Appropriate mitigation measures will be required to ensure no harm to the landscape character of the AONB.

Discussion:

Site Description:

The site is located to the western boundary of Tilehurst within the AONB. The site has easy access to local service and facilities (including a primary school, secondary school and local leisure centre) within the urban area. A footpath is adjacent to the site, which would need to be preserved should development take place.

Landscape:

The Landscape Assessment states that the south eastern part of the site would be suitable for development subject to important measures to conserve and enhance the AONB.

Flood Risk:

The site is within Flood Zone 1 and the centre of the site is within a surface water flood risk area, although there is no evidence that the site suffers from flooding. A FRA and SUDs would be required.

Highways /Transport:

The size of the proposed development is unlikely to have an impact on the highway network. Access can be obtained from Long Lane. Some work would be required to widen Long Lane to the front of the site to allow the provision of footways to connect the site to existing footways in the vicinity.

There are regular bus services passing within 400m of the site. There are opportunities for walking and cycling, locally and into Reading.

Ecology:

There are no protected species or ecological designations on the site.

Archaeology:

The site contains a historic farmstead. This is not seen as a significant issue for development although further assessment work would be required.

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

Environmental Health:

There are no known air quality, noise or contamination issues associated with the site

Minerals and Waste:

Site is completely underlain with gravel giving high potential for use or prior extraction (depending on depth and quality of deposit). Policies 1 & 2 of the RMLP are relevant.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

Site is not within an AWE consultation zone.

Environment Agency:

SPZ3. High risk to groundwater.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Concerned that development of the site would potentially set a precedent for further development beyond the site. Potential for a small section of the site to be included within the redrawn settlement boundary is considered ok.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There would be no significant, positive or negative, impacts from development on this site. The site scores predominantly natural, 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.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA010	Site Address:	Land between Oxford Road and Theobald Drive, Tilehurst, RG31 6YA
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Development Potential:	12 dwellings (0.39ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Shape and size of the site does not allow sufficient set back from the road – assessed as not currently developable within the SHLAA.

Site Assessment

Parish Council consultation response:	Parish Council agree that the site is not developable.
----------------------------------------------	--------------------------------------------------------

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	Y	Lack of space on the site to allow sufficient set back from road
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within settlement hierarchy	N	
Within settlement boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA011	Site Address:	Land north east of Calcot Park Golf Club
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Development Potential:	45 dwellings (1.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary, site does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish Council are not surprised that these have been submitted. Whilst not considered very accessible the Parish Council would not be against development on the site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA011A	Site Address:	Land north east of Calcot Park Golf Club, RG31 7NR
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Development Potential:	5 dwellings (0.15ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary, therefore the site does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish Council are not surprised that these have been submitted. Whilst not considered very accessible the Parish Council would not be against development on the site.
----------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------

A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Significant detrimental impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA013	Site Address:	Turnhams House, Pincents Lane, Tilehurst, RG31 4TT
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Development Potential:	6 dwellings (0.32ha at 20 dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Assessed as not currently developable within the SHLAA due to location within the AONB and the relationship to the existing development.

Site Assessment

Parish Council consultation response:	This is a large plot with one house and could potentially fit a fair number of dwellings. Accept that the site would probably be considered PDL but would not like to see flats on the site. The Parish council would like to see some small bungalows for the elderly within the area and see this as a potential site as it is within easy, flat, access to services and facilities
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	Area suitable for development too small to allocation.
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	Potential. Landscape Assessment indicates some development on the eastern part of the site may be acceptable. Subject to a more detailed assessment.
SHLAA Assessment	Not currently developable	Y	Location within the AONB and out of keeping with existing development
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA016	Site Address:	Murdochs Diner, Bath Road, Calcot
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Development Potential:	5 dwellings (0.17ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Within Settlement boundary, therefore the site does not need to be allocated

Site Assessment

Parish Council consultation response:	Parish council would not be against development of this site, but any development would need to be appropriate.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

*any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA019	Site Address:	The Barn, Low Lane, Calcot, Reading, RG31 7RT
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Development Potential:	10 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	N/A
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA024	Site Address:	The Colnade, Overdown Road, Tilehurst, RG31 6PR
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Development Potential:	10 dwellings (0.32ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Site is within the settlement boundary, therefore does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish Council agree that the site is within the settlement boundary and therefore, there is a presumption in favour of development.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	Site has had planning permission in the past, but this has now lapsed.
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA025	Site Address:	Land adjacent to Junction 12 of the M4, Bath Road, Calcot
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Development Potential:	50 dwellings (1.7ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Flood risk (Flood Zone 2, Groundwater emergence zone and surface water flood risk)
- Proximity to M4
- Proximity to railway line
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council sees flooding as a major issue on this site. Concern raised about the impact on Junction 12 especially with the IKEA development taking place. Noise and air quality due to proximity to the railway and motorway were also raised as concerns. Tilehurst Parish Council would be against any development on this site. Site is within the flood plain and there needs to be sufficient land to soak up flood water.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	50% of site is within SPZ2.
	Groundwater flood risk	Y	Within groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	Y	The site is adjacent to the A4/M4. Air Quality assessment would be required
	Contaminated Land	N	
	Other	Y	Noise – the site is adjacent to the A4/M4. Noise assessment would be required.
Highways / Transport	Access issues	N	Access will need to be from Dorking Way. Proposed highway works for the proposed IKEA store will mean that vehicles can no longer turn right from Dorking Way, but would need to use Charrington Road to the east.
	Highway network suitability	Y	Development is likely to generate approximately 270 daily vehicle movements, including approximately 27 during the 08:00 to 09:00AM peak. A small amount of development here is unlikely to have an impact on the highway network.
	Public Transport network	Y	There are a number of public transport options in the area, with a bus interchange a short distance from the site.
	Footways/Pavements	Y	There are pavements throughout the urban area.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core	N	Medium High / Low Medium landscape sensitivity

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent	Comments	
	<i>Strategy LSS)</i>		
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	The site is close to local sports facilities and amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	The site is close to local play facilities
Ecology / Environmental / Geological	Protected species	Y	Site is in environmental stewardship – tree planning, bat roost creation etc. Water Voles are present. Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Within a Biodiversity Opportunity Area
Relationship to surrounding area	Relative scale in relation to existing settlement	Y	
	Incompatible adjacent land uses	Y	Site is adjacent to the M4 motorway and the A4 into Reading. The Railway line between Newbury and Reading is also close to the site.
Heritage	Archaeology	Y	Prehistoric potential and WW2 pillboxes and anti-tank ditches
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	The site is in SPZ3, There is a major aquifer, a culverted ordinary watercourse and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		Y	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partially underlain with gravel. Potential for gravel workings to the south of the site.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA026		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA025	Site Address:	Land adjacent to Junction 12 of the M4, Bath Road Calcot	Development Potential:	50-100 dwellings (1.7-3.4 ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is quite close to open space facilities, although the A4 would need to be crossed		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.
	Will it increase opportunities for access to sports facilities?	+	Site is close to recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	Development of the site would not have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site has good access to local services and facilities including transport links to employment opportunities outside the immediate area.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is close to public transport options at Calcot retail part and quite close to Theale Station. There are a number of walking and cycling opportunities in the area.		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 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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	
5. To protect and enhance	Will it conserve and	-	The site is currently in environmental	An extended phase 1 habitat	Development is likely to

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		stewardship, including tree planting and bat roost creation. Water Voles are also present on the site.	survey would be required.	have an impact on environmental sustainability. Mitigation measures (such as habitat creation and appropriate buffers) could be implemented to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement pattern.	Development in line with the Core Strategy policies will ensure that development is in keeping with the character of the built environment	Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	- / - -	The site is adjacent to the M4/A4 junction with the M4 running along the south west edge of the site. The southern tip of the site is adjacent to the railway line	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.	Development of the whole site would have a negative and potentially significantly negative impact on social sustainability. Limiting the size of developable area and introducing approached mitigation should mean that there is no impact on sustainability.
	Will the site be at risk from or impact on noise levels?	- / - -	The site is adjacent to the M4/A4 junction with the M4 running along the south west edge of the site. The southern tip of the site is adjacent to the railway line.	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.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	The site is greenfield		The site could have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	-	Development is likely to increase greenhouse gas emissions. The level of the impact will depend on building materials, construction methods, transport and design. 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.	Development will result in an increase in greenhouse gas emissions, which will have a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact, and could result in a neutral impact. The use of Travel Planning at this site will be important to promote the use of the public transport options offered near to the site, as an alternative to the private car.
	Will the site be subject to / at risk from flooding	-	Adjacent to Flood Zone 3, in Flood Zone 2 and in an area at risk from ground and surface water flooding	The southern half of the site is in Flood Zone 2, meaning development could take place on the northern half of the site. While the NPPF does not stop development in Flood Zone 2, sites in Flood Zone 2 will be considered only if there are no suitable sites within Flood Zone 1. A FRA would be required and appropriate mitigation, including SUDs included in any development.	Flooding can have a negative impact on all elements of sustainability, although there is no evidence of flooding on the site, so development on the site would be unlikely to have an impact on sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There is potential for significant negative impacts on air quality and noise on this site due to the proximity to the M4/A4 junction. Mitigation measures would need to be included, including careful design to minimise the impact. 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. A FRA will identify the risk of flooding and direct development towards the least risky parts of 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.

Summary of effects:

Effect: Predominantly neutral (with mitigation)

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to long term

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA025	Site Address:	Land adjacent to Junction 12 of the M4, Bath Road, Calcot	Development Potential:	50 dwellings (1.7ha at 30dph)
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Recommendation:

A small part of the site to the north east is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park.

Only part of the site is recommended for allocation due to air and noise pollution generated by the M4/A4 and the flood risk on the southern part of the site. The Environment Agency strongly recommends that this site is not allocated. The smaller area for development will also reduce any conflict with the Highways Agency's proposed Smart Motorway Scheme (proposed to start at junction 12).

Discussion:

Site Description:

The site is located to the east of Calcot to the south of the A4, adjacent to junction 12 of the M4. The site is close to the service and facilities offered at the Calcot retail part, including the bus interchange. Being adjacent to the M4/A4 means that there are good links to wider employment opportunities that the immediate area.

The site could be considered alongside EUA026.

Landscape:

The site is within an area of low/medium landscape sensitivity.

Flood Risk:

50% of the site is within Flood Zone 2. This means that this area of the site should only be considered for development if there are no other suitable alternatives.

The north west corner of the site is within the groundwater emergence zone, with part of the site within a surface water flood risk area.

A FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

The site is considered to have a marginal impact on the highway network. Access would need to be from Dorking Way. Once the highway works associated with IKEA have been completed there will be no right turn from Dorking Way, vehicles wishing to turn right would need to use Charrington Road to the east of the site.

There are good pedestrian and cycle links to and from the site.

The site is opposite the bus interchange at Calcot retail part.

The Highways Agency has plans for a Smart Motorway Scheme on the M4 from Junction 12 to 3, which could have an impact on the deliverability of the whole of this site.

Ecology:

The site is currently in environmental stewardship with tree planning and bat roost creation taking place and in a Biodiversity Opportunity Area. Water Voles are also present on the site.

An extended phase 1 habitat survey would be required.

Archaeology:

There is potential for prehistoric archaeology on the site and WW2 pillboxes and anti-tank ditches. However this is unlikely to cause an issue for development.

Site Selection – Site Commentary

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

Environmental Health:

The site is adjacent to the M4/A4 and railway line. Noise and air quality could be a significant issue.

A noise and air quality survey would be required and careful design and mitigation measures would be needed.

Minerals and Waste:

Site is partially underlain by gravel. Past minerals workings adjacent to the southern part of the site indicate high potential for viable deposits on the southern part of the site.

No known waste issues.

Land use planning consultation zone:

The site is in the outer AWE consultation zone, although is below the threshold for ONR consultation.

Environment Agency:

Strong recommendation that the site is not allocated due to a large proportion of the location being within Flood Zone 2. The site is in SPZ3 and there is a major aquifer, a culverted ordinary watercourse and a high risk of groundwater contamination.

Thames Water:

Concern regarding water supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

Flooding is seen as a major issue on this site. Concern raised about the traffic generation onto the A4, especially with the IKEA development on the other side of the A4. Noise and air pollution are seen as a major issue.

SA/SEA:

The SA/SEA highlights air quality and noise pollution as potentially significant negative issues for the site. Developing a smaller area of the site and including mitigation measures should help to reduce this impact. Flood risk to the south of the site is also an issue. However, only the northern part of the site is suggested for development which will neutralise this risk.

Proposed development (from SHLAA submission):

The whole of the site (9.6ha) is proposed for mixed use development including commercial and residential development with a density of no less than 50dph. Development of the site would include amenity space and approached mitigation for flood risk, noise pollution and air quality as a result of the proximity to the A4/M4.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA026	Site Address:	Land adjacent to Bath Road and Dorking Way, Calcot
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Development Potential:	24 dwellings (0.8ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Surface water flood risk
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	The Parish Council considered that this is might have development potential but traffic implications would need to be carefully considered.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
	Grade 1 / II* Park and Gardens	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Part of the site
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	Y	Site is close to the M4 and A4 which could cause air quality issues.
	Contaminated Land	N	
	Other	Y	Noise pollution from the M4 / A4 could be an issue.
Highways / Transport	Access issues	N	Access will need to be from Dorking Way. Proposed highway works for the proposed IKEA store will mean that vehicles can no longer turn right from Dorking Way, but would need to use Charrington Road to the east.
	Highway network suitability	N	Development is likely to generate approximately 144 daily vehicle movements including approximately 14 during the 08:00 to 09:00 AM peak. Development would have a limited impact on the highway network.
	Public transport network	Y	There are a number of public transport options in the urban area and the site is close to the bus interchange at Calcot retail park.
	Footways/Pavements	Y	There are pavements throughout the urban area.
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Low/Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / amenity space nearby	Y	Site is close to local sports facilities and amenity space

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	Y	Proximity to the A4 could have a noise impact
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	N	
AWE Consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA025		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA026	Site Address:	Land adjacent to Bath Road and Dorking Way, Calcot	Development Potential:	24 dwellings (0.8ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is quite close to open space facilities, although the A4 would need to be crossed		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.
	Will it increase opportunities for access to sports facilities?	+	Site is close to recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	Development of the site would not have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site has good access to local services and facilities including transport links to employment opportunities outside the immediate area.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is close to public transport options at Calcot retail park and quite close to Theale Station. There are a number of walking and cycling opportunities in the area.		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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	Unlikely to have an impact on biodiversity or geodiversity		Unlikely to have an impact on any element of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?				sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement pattern.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	- / 0	The site is adjacent to the A4 which could result in air quality issues on the site	Mitigation measures would be required.	Development of the site could have a negative impact on social sustainability, although with the required mitigation this impact should be neutralised.
	Will there be an impact noise levels?	- / 0	The site is adjacent to the A4 which could result in noise issues on the site	Mitigation measures would be required.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	- / 0	A small part of the site is at risk from surface water flooding.	A FRA would be required alongside appropriate mitigation including SUDs	With appropriate mitigation (inc. SUDs) it is unlikely that development of the site would have an impact on any element of sustainability.

Summary

There is potential for significant negative impacts of air quality and noise due to proximity to the A4 but with appropriate mitigation measures and design this impact should be mitigated against. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (inc. SUDs) there should not be an impact on sustainability. There are a number of positive impacts in relation to sustainable transport and access to local services and facilities. This easy access should reduce the need for private car travel, reducing the impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral (with mitigation)

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to long term

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Holybrook
Site ID:	EUA026	Site Address:	Land adjacent to Bath Road and Dorking Way, Calcot	Development Potential:	24 dwellings (0.8ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local service and facilities, including the bus interchange at the retail park.

Discussion:

Site Description:

The site is located to the east of Calcot to the south of the A4. The site is close to the service and facilities offered at the Calcot retail part, including the bus interchange. Being adjacent to the M4/A4 means that there are good links to wider employment opportunities that the immediate area.

The site could be considered alongside EUA025.

Landscape:

The site is within an area of low/medium landscape sensitivity.

Flood Risk:

The site is within Flood Zone 1.

A small part of the western edge of the site is within a surface water flood risk area.

A FRA would be required, and appropriate SUDs provided.

Highways /Transport:

The site is considered to have a marginal impact on the highway network. Access would need to be from Dorking Way. Once the highway works associated with IKEA have been completed there will be no right turn from Dorking Way, vehicles wishing to turn right would need to use Charrington Road to the east of the site.

There are good pedestrian and cycle links to and from the site.

The site is close to the bus interchange at Calcot retail part.

Ecology:

There are no known ecological or environmental designations on the site.

Archaeology:

There is no known archaeology on the site.

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

Environmental Health:

The site is adjacent to the A4. Noise and air quality could be an issue.

A noise and air quality survey would be required and careful design and mitigation measures may be needed.

Minerals and Waste:

No known mineral deposits

No known waste issues

Site Selection – Site Commentary

Land use planning consultation zone:

The site is in the outer AWE consultation zone, although is below the threshold for consultation with ONR.

Environment Agency:

The site is within Flood Zone 1.

Thames Water:

Concern regarding water supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council consider that this site might have development potential by traffic implications would need to be considered.

SA/SEA:

The SA/SEA does not highlight any significant positive or negative impacts. There are a number of positive impact in relation to access to local services and facilities. The only negative impacts relate to surface water flood risk, noise and air pollution could have potentially negative impacts without the appropriate mitigation.

Proposed development (from SHLAA submission):

The site is proposed for mixed use development including commercial and residential development at a density of no less than 50dph.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Sulham / Tilehurst
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Site ID:	EUA027	Site Address:	Land north of Pincents Lane, Calcot
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Development Potential:	136 dwellings (6.7ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- AONB - development would fail to conserve and enhance the special qualities and natural beauty of the AONB.

Site Assessment

Parish Council consultation response:	The Parish Council raised concerns with access, traffic and the location of the site in the AONB
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not currently developable	Y	Poor relationship to the settlement. Within the AONB
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any Yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA029	Site Address:	Land at Kiln Cottage, Kiln Lane, Tilehurst, RG31 5UE
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Development Potential:	2 dwellings (0.08ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- AONB - development would fail to conserve and enhance the special qualities and natural beauty of the AONB.
- Fewer than 5 dwellings

Site Assessment

Parish Council consultation response:	Parish Council did not comment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not currently developable	Y	Small site within the AONB
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA030	Site Address:	Land north of Purley Village, Purley-on-Thames, RG8 8AF
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Development Potential:	42 dwellings (1.39ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Flood Zone 3 – history of significant flooding on the site.

Site Assessment

Parish Council consultation response:	Parish Council agreed with the SHLAA assessment of not currently developable.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Significant history of flooding on the site
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	Y	Significant flood risk and history of flooding on the site.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA031	Site Address:	Land to the East of Sulham Hill
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Development Potential:	29 dwellings (0.96ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - Potential loss of local amenity space

Site Assessment

Parish Council consultation response:	Site is used for equestrian purposes and is seen as important open space by the community. Concern raised as to where the horses would graze and people ride horses if this site was developed.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Adjacent to the AONB. A Landscape Assessment has advised that there site has potential subject to mitigation
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access would ideally come from Clements Mead.
	Highway network suitability	Y	Development would generate approximately 270 daily vehicle movements, including approximately 27 during the 08:00 to 09:00AM peak. Proposals will have a marginal impact on the highway and travel network.
	Public Transport network	Y	There are a number of public transport options in the urban area. There is a bus stop, with a regular bus service within 400m of the site.
	Footways/Pavements	Y	There are footways throughout the urban area.
Landscape	Located in AONB	A	The site is adjacent to the AONB and there is development potential subject to mitigation
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Low/Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity space nearby	Y	The site is adjacent to local amenity space. Site is seen as locally important open space / Amenity space (currently used as grazing land).
	Rights of Way affected	N	
	Play areas nearby	Y	Site is adjacent to local play facilities for children
Ecology / Environmental	Protected species	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
/ Geological	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land use	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	A	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	25% of the site is in SPZ.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partially underlain with gravel. Policies 1&2 of the RMLP need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA032, EUA033		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA031	Site Address:	Land to the East of Sulham Hill	Development Potential:	29 dwellings (0.96ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to rights of way and the Cotswold Sports centre) 1.3km away) as well as within walking distance of services and facilities in Tilehurst, which should enable active, healthy lifestyles.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is quite close to the Cotswold sports centre and recreation ground (1.3km)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site is close to a number of services and employment opportunities as well as public transport options linking into Reading.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Tilehurst and opportunities for walking and cycling.		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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	There are trees with Tree Preservation Orders adjacent to the site, but the site itself is unlikely to have an impact on biodiversity or geodiversity.		Development unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is adjacent to the AONB in an area of low/medium landscape sensitivity.	Landscape Assessment indicates development on part of this site subject to measures to conserve and enhance the AONB	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development of the site is unlikely to have an impact on the character of the built environment		Development unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets, although the site is adjacent to a listed building.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Development unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would be required	With appropriate SUDs development of the site will not have an impact on any

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					element of sustainability

Summary

There are no significant, positive or negative, impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading giving a number of positive sustainability impacts.

There are potential negative impacts relating the loss of Greenfield land.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: short to long term

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
Site ID:	EUA031	Site Address:	Land to the east of Sulham Hill	Development Potential:	29 dwellings (0.96ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing residential development, and local service and facilities and is not at risk from flooding. There are no significant issues on the site.

Discussion:

Site Description:

The site is well related to the existing residential development, close to local service and facilities (including the local primary school and community hall). . This site is adjacent to a children’s play area.

Landscape:

The site is adjacent to the AONB, in an area of low/medium landscape sensitivity. Landscape work carried out for the site indicates development on the site would be acceptable subject to mitigation measures.

Flood Risk:

The site is in Flood Zone 1. SUDs would be required.

Highways /Transport:

The proposal is expected to have a marginal impact on the highway and travel network. Access would ideally come from Clements Mead.

There is a bus stop with a regular bus service within 400m of the site.

Ecology:

There are no known ecological or environmental designations on the site.

Archaeology:

There is a listed farmhouse near to the site, but as the area is already developed there is unlikely to be an impact on archaeology.

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

Environmental Health:

There are no known air, noise or contamination issues with this site.

Minerals and Waste:

Site partly underlain with gravel deposits. Consideration of Policies 1 & 2 of the RMLP required.

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

25% of the site is in SPZ3.

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged

Site Selection – Site Commentary

Parish Council:

The Parish Council feels that this site is important open space used for grazing horses from the neighbouring stables.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, giving a number of positive sustainability impacts. There are potential negative impacts relating the loss of greenfield land, although with appropriate mitigation the negative impact could be reduced.

Proposed development (from SHLAA submission):

The site is proposed for approximately 30 new dwellings in a mix of dwellings types and sizes.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA032	Site Address:	Land to the east of Sulham Hill between Barefoot Copse and Cornwell Copse
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Development Potential:	45 dwellings (1.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Adjacent to the AONB - Impact on the highway network – significant improvements would be required to Sulham Hill which would change the character of the rural lane.
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Site Assessment

Parish Council consultation response:	Parish Council very concerned about the development of this site. Currently site is very wet. Development would impact on the AONB and adjacent woodland. The woodland is seen as valuable open space by the community. Would rather see other sites considered before this.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. Landscape Assessment work carried out on the site indicates that development on part of the site would be acceptable subject to important measures to conserve and enhance the AONB.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	Site is accessed from Sulham Hill. An adequate access would be possible, but the road would need to be widened with a footway provided. Much vegetation would need to be cleared to achieve this as well as to provide adequate sight lines.
	Highway network suitability	N	Development expected to generate approximately 270 daily vehicle movements including approximately 27 during the 08:00 to 09:00 AM peak. It is anticipated that there would be a marginal impact on the highway and travel network. To achieve access from Sulham Hill would require significant improvements which would change the character of the rural road to accommodate development.
	Public Transport network	Y	There are a number of public transport options in the urban area. There is a bus stop with a regular service within 400m of the site.
	Footways/Pavements	N	Footways would need to be provided along

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		Sulham Hill, which would significantly change the character of the area.	
Landscape	Located in AONB	A	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Low/Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	The site is close to local amenity space. Woodland is seen as locally important open space. Development at EUA031 could reduce the amount of amenity space near to this site.
	Rights of Way affected	A	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	Y	Potential for badgers on the site.
	Ancient woodland	A	
	Tree Preservation Orders	A	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y	Site is adjacent to the existing settlement, but site is rural in character along the western edge.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	The site is within SPZ3. Major Aquifer, 35% of the site is at high risk of contaminating groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partly underlain by gravel. Consideration of Policy 1 & 2 of RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA031, EUA033		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA032	Site Address:	Land to the East of Sulham Hill, between Barefoot Copse and Cornwell Copse	Development Potential:	45 dwellings (1.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to rights of way and the Cotswold Sports centre) 1.4km away) as well as within walking distance of services and facilities in Tilehurst, which should enable active, healthy lifestyles.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is quite close to the Cotswold sports centre and recreation ground (1.4km)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site is close to a number of services and employment opportunities as well as public transport options linking into Reading.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Tilehurst and opportunities for walking and cycling.		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. Without appropriate mitigation there could be a negative impact on road safety which in turn would lead to a negative impact on all elements of
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety. Sulham Hill does not currently have footways	Footways would need to be provided which would improve road safety.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			-		sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to ancient woodland, Tree Preservation Orders and a Local Wildlife Site.		Development of the site would have a significantly negative impact on the landscape character of the area, and therefore environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is adjacent to the AONB in an area of low/medium landscape sensitivity.	Landscape Assessment work carried out on the site indicates that development on part of the site would be acceptable subject to important measures to conserve and enhance the AONB.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The site is rural in nature, although it backs on to residential area. Development could change the character of the built environment in this area.		Unlikely to have an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water flood risk area and there is some anecdotal evidence of water logging on the site.	A FRA would be required and SUDs would need to be provided.	Flooding can have a negative impact on all element of sustainability; however with appropriate mitigation this should be neutralised.

Summary
 There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading. There is potential for development of the site to have a negative impact on the character of the landscape as the site is rural in nature, despite being adjacent to residential development on one site. The Landscape Assessment work carried out indicates that the site would be suitable for development with appropriate mitigation. Access to the site is via Sulham Hill which is narrow in places, and does not have footways, which could lead to issues of road safety without appropriate and extensive mitigation.

Summary of effects:
Effect: Predominantly neutral
Likelihood: High
Scale: Eastern Area
Duration: Permanent
Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
Site ID:	EUA032	Site Address:	Land to the east of Sulham Hill, between Barefoot Copse and Cornwell Copse	Development Potential:	45 dwellings (1.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

While the site is close to local services and facilities, significant improvements would be required to the highway network to enable development to take place. This would significantly change the character of the rural lane (Sulham Hill). This is not considered appropriate.

Discussion:

Site Description:

The site is located to the west of Tilehurst, backing on to existing residential development, although the western part of the site is adjacent to Sulham Hill, a rural lane.

Landscape:

The site is adjacent to the AONB, in an area of low/medium landscape sensitivity. Landscape Assessment work carried out on the site indicates that development on part of the site would be acceptable subject to important measures to conserve and enhance the AONB.

Flood Risk:

The site is in Flood Zone 1.

The site is at risk from surface water flooding, and there is anecdotal evidence that the site is often waterlogged.

A FRA and appropriate mitigation, including SUDs would be required.

Highways /Transport:

The proposals will have a marginal impact on the highway and travel network. Although there are concerns regarding access onto Sulham Hill. In order for an appropriate access to be obtained Sulham Hill would need to be widened and a footway provided along the entire length. Significant levels of vegetation would also need to be removed to enable adequate sight lines to be provided. This would significantly change the character of the rural lane.

There are a number of public transport options near to the site with a regular bus service passing within 400m of the site.

Ecology:

The site is within a Biodiversity Opportunity Area and there are badgers present on the site. The site is adjacent to ancient woodland and tress protected by Tree Preservation Orders as well as a Local Wildlife Site.

Appropriate buffers and badger mitigation would be required.

Archaeology:

The site is surrounded by a sensitive HLC and is the site of a historic farm. This is unlikely to have an impact on the deliverability of the site.

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

Environmental Health:

There are no known air, noise or contamination issues on the site.

Site Selection – Site Commentary

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP required.

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is within SPZ3. 35% of the site is at high risk of contaminating groundwater. The site is also on an aquifer.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council are very concerned about development of this site and the impact it would have on the AONB and the adjacent ancient woodland.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading. There is potential for development of the site to have a negative impact on the character of the landscape as the site is rural in nature, despite being adjacent to residential development on one site. The Landscape Assessment work carried out indicates that the site would be suitable for development with appropriate mitigation. Access to the site is via Sulham Hill which is narrow in places, and does not have footways, which could lead to issues of road safety without appropriate and extensive mitigation.

Proposed development (from SHLAA submission):

The site is proposed for approximately 60 new dwellings in a mix of dwellings types and sizes.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA033	Site Address:	Land to the East of Long Lane and South of Blackthorn Close
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Development Potential:	30 dwellings (1ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk - Tree Preservation Orders
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Site Assessment

Parish Council consultation response:	Parish Council very concerned about the development of this site. Currently site is very wet. Development would impact on the AONB and adjacent woodland. The woodland is seen as valuable open space by the community. Would rather see other sites considered before this.
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Significant detrimental impact on the character of AONB (<i>from LSA</i>)	P	Potential. Landscape Assessment indicates development on part of the site would be acceptable subject to subject to important constraints to conserve and enhance the AONB.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access should be from Long Lane, rather than Sulham Hill
	Highway network suitability	N	The proposals will have a marginal impact on the highway network. Long Lane would need to be widened fronting the site.
	Public Transport network	Y	There are a number of public transport options in the urban area
	Footways/Pavements	Y	There are footways throughout the urban area. Footways would need to be provided to the front of the site to link the site into the existing network
Landscape	Located in AONB	A	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Low/Medium landscape sensitivity
	Other	N	
Green Infrastructure	Open Space / Playing field / amenity Space nearby	Y	The site is close to local amenity space. Woodland is seen as locally important open space. Development at EUA031 could reduce the amount of amenity space near to this site.
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities.

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
Ecology / Environmental / Geological	Protected species	Y	Part BAP Habitat. Badgers. Extended phase 1 habitat survey required.
	Ancient woodland	A	
	Tree Preservation Orders	Y	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land use	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	The site is within SPZ3
AWE consultation zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partly underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP required.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> EUA004, EUS008, EUS032, EUS031		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA033	Site Address:	Land to the east of Long Lane and south of Blackthorn Close	Development Potential:	30 dwellings (1ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to rights of way and the Cotswold Sports centre (1km away) as well as within walking distance of services and facilities in Tilehurst, which should enable active, healthy lifestyles.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is quite close to the Cotswold sports centre and recreation ground (1km)		
	Will it protect and enhance green infrastructure across the district?	?	Unlikely to have an impact on green infrastructure, although the woodland is seen as locally important open space.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site is close to a number of services and employment opportunities as well as public transport options linking into Reading.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Tilehurst and opportunities for walking and cycling.		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. New footways would lead to an improvement in Road Safety.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Footways would need to be provided outside the site to link the site into the existing network.	
5. To protect and enhance	Will it conserve and	-	The site is adjacent to ancient	Appropriate buffers would be	There is potential for

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		woodland and a Local Wildlife Site. There are Tree Preservation Orders on the site. The site is within a Biodiversity Opportunity Area and badgers are present on the site	required. A phase 1 habitat assessment would be required.	development of the site to have a negative impact on environmental sustainability. However, with appropriate mitigation and buffers this impact will be reduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The site is adjacent to the AONB in an area of low/medium landscape sensitivity.	Landscape Assessment indicates that development on the site is acceptable subject to important constraints to conserve and enhance the AONB.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The site is rural in nature, although it backs on to residential area. Development could change the character of the built environment in this area.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	A small part of the site is at risk from surface water flooding as well as the area to the northeast of the site.	A FRA would be required, with appropriate mitigation and SUDs provided. There is no evidence that the site has flooded.	Flooding can have a negative impact on all elements of sustainability, although there is no evidence of flooding on the site. Appropriate mitigation including SUDs will reduce the negative impact on sustainability.

Summary

There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, meaning the site scores positively on these elements of sustainability. The site is rural in nature and adjacent to the AONB, meaning that there would be potential for development to harm the character of the landscape or to change the character of the built environment. The Landscape Assessment work indicates that the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible. The site is adjacent to ancient woodland and a local wildlife site, as well as having some TPOs on site. Appropriate mitigation and buffers would be required to mitigate this impact. A small part of the site is within an area at risk from surface water flooding, with the appropriate Flood Risk Assessment and mitigation measures (including SUDs) there should not be an impact on sustainability

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA033	Site Address:	Land to the east of Long land and south of Blackthorn Close	Development Potential:	30 dwellings (1ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is adjacent to existing residential development, close to local service and facilities. There are no significant issues on the site.

Discussion:

Site Description:

The site is located to the west of Tilehurst, close to local services and facilities (including a primary and secondary school). The eastern part of the site is adjacent to the existing residential development, although the western part of the site is adjacent to the AONB.

Landscape:

The site is adjacent to the AONB in an area of low/medium landscape sensitivity. Landscape Assessment work carried out indicates that part of the site is suitable for development subject to important constraints to conserve and enhance the AONB.

Flood Risk:

The site is within a groundwater emergence zone and adjacent to an area of surface water flood risk. There is no evidence of flooding on the site.

The site is within Flood Zone 1.

A FRA and appropriate mitigation including SUDs would be required.

Highways /Transport:

The proposals are expected to have a marginal impact on the highway and travel network. Access should be taken from Long Lane. Long Lane would need to be widened to the front of the site and footways provided to link the site into the existing footway network.

There are a number of bus services within 400m of the site.

Ecology:

The site is partly within a BAP habitat and within a Biodiversity Opportunity Area. Badgers are present on the site. The site is adjacent to Ancient woodland and a Local wildlife site. Tress protected by Tree Preservation Orders are present on the site.

An extended phase 1 habitat survey would be required and appropriate buffers provided.

Archaeology:

The site is within a sensitive HLC area. Further assessment would be required, but unlikely to impact on deliverability.

Education:

Existing primary school provision is close to or at capacity in the Eastern Urban Area. There is capacity for additional pupils within the local secondary schools.

Environmental Health:

There are no known air, noise or contamination issues on this site.

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP required.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is within SPZ3.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council are very concerned about development of this site and the impact it would have on the AONB and adjacent ancient woodland. The woodland is seen as valuable open space by the local community.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact. There are no significant impacts from this site. The site is well located for services and facilities as well as having good public transport links into Reading, meaning the site scores positively on these elements of sustainability. The site is rural in nature and adjacent to the AONB, meaning that there would be potential for development to harm the character of the landscape or to change the character of the built environment. The Landscape Assessment work indicates that the site would be suitable for development, although appropriate mitigation measures would be required to ensure that the potential negative impact was reduced and neutralised where possible.

Proposed development (from SHLAA submission):

The site is proposed for approximately 30 new dwellings in a mix of dwellings types and sizes.

Site Selection – Site Assessment

Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA034	Site Address:	1053 – 1057 Oxford Road, Purley-on-Thames
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Development Potential:	30 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA035	Site Address:	72 Purley Rise, Purley-on-Thames
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Development Potential:	37 dwellings (1.24ha at 30dph). Also potential for G&T site or Care Home	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Ground and surface flood risk
- Proximity to railway line
- Access

Site Assessment

Parish Council consultation response:	Parish Council are concerned about this site, and would not want to see it as a Gypsy and Traveller site. Parish Council are keen that the inspector's decision on the application (12/02215) be considered, especially with regard to the rural nature of the area and potential for further encroachment towards Pangbourne
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Site is within a groundwater emergence zone
	Surface water flood risk	A	Adjacent to surface water flood risk
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	Y	Access serving the site is narrow; it would need to be widened to at least 8.8m wide. Additional land would be required to allow this.
	Highway network suitability	N	Development of the site is likely to generate approximately 204 daily vehicle movements including about 20 during the 08:00 to 09:00 AM peak. Proposal would have limited impact on the highway network and the A329.
	Public Transport network	Y	There are a number of Public Transport options in Tilehurst, with regular bus services to Pangbourne and Reading.
	Footways/Pavements	Y	There are pavements throughout the urban area
Landscape	Located in AONB	A	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Low/Medium landscape sensitivity
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	Y	Part BAP Habitat. Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Saxon grave found on other side of railway line. Further work required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	The site is within SPZ3, at high risk of contaminating groundwater and is on a major aquifer.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		Y	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)	Site also promoted as a Gypsy and Traveller site		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA035	Site Address:	72 Purley Rise, Purley-on-Thames	Development Potential:	37 dwellings (1.24ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to recreation ground and play facilities and close to local services and facilities		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.
	Will it increase opportunities for access to sports facilities?	+	Site is close to recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	Development of the site is unlikely to impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to the site, with a number of public transport options nearby.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Development of the site would be unlikely to have an impact on biodiversity or geodiversity		Unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is adjacent to the AONB, but has a low/medium landscape sensitivity itself.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement, with development on two sides.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There are Saxon graves near to the site.	Further work is required to determine whether there is anything of archaeological significance on the site.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The south of the site is located adjacent to the railway line	Development is only proposed for the northern part of the site.	Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	?	The south of the site is located adjacent to the railway line	Development is only proposed for the northern part of the site.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	<ul style="list-style-type: none"> - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions <p>The site is at risk from surface and ground water flooding.</p>	There has been no evidence of flooding on the site. A FRA and appropriate mitigation including SUDs would be required.	Flooding can have a negative impact on all elements of sustainability; Mitigation measures should reduce this impact.

Summary

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. There are no biodiversity or environmental designations near to or on the site. 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.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EA	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	EUA035	Site Address:	72 Purley Rise, Purley-on-Thames	Development Potential:	37 dwellings (1.24ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities.

Access to the site would need to be resolved.

Discussion:

Site Description:

The site is located to the north west of Purley-on-Thames and is well related to the existing settlement with development on two sites. The site is located behind the current building line. The site has good access to local services and facilities as well as bring close to the Thames Path.

Landscape:

The site is located adjacent to the Chiltons AONB. Development is not considered to have a negative impact on the AONB.

Flood Risk:

The site is within Flood Zone 1, a groundwater emergence zone and adjacent to a surface water flood risk, although there is no evidence of the site flooding. A FRA and appropriate mitigation, including SUDs would be required.

Highways /Transport:

Access to the site is a significant concern. The current access road is not wide enough to be an adoptable road, additional land would be required.

Traffic generation from the site would have a limited impact on the highway network.

There are a number of public transport opportunities in Tilehurst with regular bus services to Pangbourne and Reading.

Ecology:

Part of the site is within a BAP habitat. An extended phase 1 habitat survey would be required.

Archaeology:

Saxon graves have been found on the other side of the railway line, meaning there is archaeological potential on the site. However, it is unlikely to impact on deliverability.

Education:

Existing primary school provision in the Eastern Urban Area is close to or at capacity. There is capacity for additional pupils within the local secondary schools.

Environmental Health:

Proximity to the railway line means a noise survey would be required, with appropriate mitigation.

Minerals and Waste:

No known mineral deposits.

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is within SPZ3, at high risk of contaminating groundwater and is on a major aquifer.

Site Selection – Site Commentary

Thames Water:

Concern regarding water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council consider that the development of this site would allow for further encroachment of Purley-on-Thames towards Pangbourne.

SA/SEA:

The SA/SEA does not highlight any significant sustainability issues. The site would have a number of positive impacts in relation to the opportunities for sustainable travel, health and active lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations near to or on the site. The proximity to the railway line could cause noise and air quality issues, but careful design and use of only part of the site would mitigate this impact. The site is at risk from surface water and groundwater flooding which could have an impact on all elements of sustainability unless appropriate mitigation, including SUDs are provided.

Proposed development (from SHLAA submission):

The site has been proposed for low density (10 – 20) dwellings, in a mix of types and sizes, including affordable housing. The site has also been suggested for a care home or Gypsy and Traveller site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	EUA	Parish:	Tilehurst
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Site ID:	EUA036	Site Address:	Land at Little Health Road, Tilehurst
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Development Potential:	187 dwellings (9.3ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:
 - Assessed as not currently developable in the SHLAA - impact on the AONB and relationship to the existing settlement.

Site Assessment

Parish Council consultation response:	Parish Council agreed with the SHLAA assessment of not currently developable. Te site is within the AONB and there could be significant impacts on the highways network. Kiln Lane experiences drainage problems and the site can therefore be very wet.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	A very small part of the site may be acceptable for development, subject to a more detailed assessment.
SHLAA Assessment	Not currently developable	Y	Relationship to the existing settlement, and location within the AONB.
Land Use	Protected Employment Lane	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	EUA	Parish:	Holybrook
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Site ID:	EUA037	Site Address:	Former Horncastle Ford Site, Bath Road, Calcot
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Development Potential:	19 dwellings (0.62ha at 30dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:
 - Within the settlement boundary so does not need to be allocated.

Site Assessment

Parish Council consultation response:	Parish council feel that this site has potential for development, particularly flats.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Lane	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
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Site ID:	GSH001	Site Address:	Land west of Spring Meadows, Great Shefford
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Development Potential:	16 dwellings (0.81ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issue:

- Flooding. While not officially in an EA flood risk area the site flooded in Jan/Feb 2014

Site Assessment

Parish Council consultation response:	The Parish Council has previously objected to this site. There is concern that development here would impact on residents in Spring Meadows. Flooding is seen as the main issue, with access, highways and a lack of public transport services also of concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicated development in this location could be acceptable, with restriction of development in the northern most corner of the site.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement Boundary		N	

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	U	Access can be achieved from the end of Spring Meadows cul-de-sac.
	Highway network suitability		Development would generate approximately 96 daily vehicle movements, including about 10 during the 08:00 to 09:00 AM peak. Traffic from the site is not considered to have a significant impact on the highway and travel network.
	Public Transport network	U	2 hourly service between Newbury and Lambourn. Service times would limit the use of public transport to access employment.
	Footways/Pavements	N	The verge leading up to the site would need to be turned into a footway.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities for children

Site Selection – Site Assessment

Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	N	High risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	None	
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
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Site ID:	GSH001	Site Address:	Land east of Spring Meadows, Great Shefford	Development Potential:	16 dwellings (0.81ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is within walking distance of local facilities.		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. Development of the site could have a positive impact on social sustainability.
	Will it increase opportunities for access to sports facilities?	0	There are no formal sports facilities within the village.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Site is unlikely to improve access to services and facilities as there are only a limited number of facilities within the village		The limited number of services and facilities within the village means that there could be a negative impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There are a limited number of facilities within the village, which means that walking and cycling are the only options for local amenities.		Likely that there will be a degree of car dependency within the village due to the location and limited range of services and facilities on offer within the site. This could have a negative impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact on biodiversity or geodiversity.		It is unlikely that there would be an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact as long as recommendations in the Landscape Assessment are met.	Development would need to protect and enhance the following: - retain existing boundary vegetation	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				<ul style="list-style-type: none"> - buildings kept off northern most corner of the site - new planting to integrate buildings into the landscape and soften settlement edge. 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		It is unlikely that there would be an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		It is unlikely that there would be an impact on any element of sustainability.
	Will the site be at risk from, or impact on noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	The site is adjacent to an area of surface water flood risk. However, significant flooding of Great Shefford occurred during Jan/Feb 2014 blocking the majority of access routes into the village.		Flood risk within the village means that there could be a negative impact on all aspects of sustainability.

Summary

There are no significant sustainability effects. The site is close to local facilities and services within the village and to the countryside which would encourage walking and cycling, with a positive impact on sustainability. The site is in a surface water flood risk area. Flooding has a negative impact on all elements of sustainability, some mitigation measures may be able to improve the situation. Great Shefford itself has a history of flooding, which many mean that mitigation measures do not remove the risk, and subsequent impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB – Great Shefford

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
Site ID:	GSH001	Site Address:	Land west of Spring Meadows, Great Shefford	Development Potential:	16 dwellings (0.81ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Due to the flood risk within the village, and history of flooding resulting in all roads in and out of the village being closed (Jan/Feb 2014).

Discussion:

Site Description:

The site is located to the north east of Great Shefford, close to local services and facilities within the village, including the primary school.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development on the site would not cause significant harm to the landscape character, and subject to a number of mitigation measures development would be acceptable.

Flood Risk:

The site is in flood zone 1. It is adjacent to an area of surface water flood risk. Great Shefford suffered from flooding, and during Jan/Feb 2014 the village was largely cut off with the majority of roads into and out of the village closed. An FRA would be required and SUDs provided.

Highways /Transport:

Traffic impact from development here is not expected to have a significant impact on the highway and travel network.

Access to the site would be from the end of Spring Meadows. The verge leading up to the site would need to be turned into a footway.

There is a two hourly bus service to Lambourn and Newbury.

Ecology:

No comments made on this site

Archaeology:

No known archaeological issues.

Education:

No comments made on this site

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No comments made on this site

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

EA not consulted on this site. The site is in an area of high risk of groundwater contamination.

Thames Water:

TW not consulted on this site.

Parish Council:

Site Selection – Site Commentary

The Parish Council have discussed this site in the past, objecting to any development on the site due to the impact on residents on Spring Meadows, the potential for increased flood risk, access and highway issues being the main concerns. The lack of public transport services in the village is also seen as an issue.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability effects. The site is close to local facilities and services within the village and to the countryside which would encourage walking and cycling, with a positive impact on sustainability. The site is in a surface water flood risk area. Flooding has a negative impact on all elements of sustainability; some mitigation measures may be able to improve the situation. Great Shefford itself has a history of flooding, which many mean that mitigation measures do not remove the risk, and subsequent impact on sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for approximately 25 dwellings including affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
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Site ID:	GSH002	Site Address:	Land south of Wantage Road, Great Shefford
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Development Potential:	N/A	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Part of the site is within flood zone 3.
- The Landscape Assessment for the site indicates that development would not be appropriate.

Site Assessment

Parish Council consultation response:	The Parish Council would object if this site were ever to come forward. Flooding is a significant issue on the site. The Parish Plan states that there should be no additional housing outside of the settlement boundary.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Part of the site is within FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	A	Adjacent
	SAC	A	Adjacent
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape assessment indicates that development here would not be acceptable.
SHLAA Assessment	Not Currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to existing settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER001	Site Address:	Land off Charlotte Close, Hermitage
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Development Potential:	16 dwellings (0.8ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Flood risk (Surface water and critical drainage area) - Distance to local amenity space
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Site Assessment

Parish Council consultation response:	The site is important to prevent flooding on Lipscomb Close and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close.
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	Y	Small part of the site is within a Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	The Council's Highways and Transport team have commented that access, with appropriate sight lines of 2.4 x 43.0 metre, can be obtained onto Station Road if this site is developed in conjunction with HER004.
	Highway network suitability	Y	The Council's Highways and Transport team have commented that this site and part of HER004 can accommodate up to 30 houses that will generate circa 180 daily vehicle movements including circa 18 during the 08.00 to 09.00 AM peak. The impact of additional traffic generation may be limited due to the size of the development, although there are some concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout. Work may need to be undertaken to ensure no detrimental impact. It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto Station Road.
	Public Transport network	Y	Intermittent weekday (approx. 2 hourly) service

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			between Harwell and Newbury. There are bus stops near to the site
	Footways/Pavements	Y	There are pavements along the main routes through the village and footways near to the site
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	Y	The site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species		
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	
	Incompatible adjacent land uses	N	Site is well related to existing settlement
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Overhead cables cross the site.
	Water supply	N	Thames Water do not envisage any infrastructure concerns
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER004		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER001	Site Address:	Land off Charlotte Close, Hermitage	Development Potential:	16 dwellings (0.8ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School. But these are not publically available.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are no employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are no 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.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	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. Overall it is unlikely that
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns but, development would also have the potential to improve road safety.		development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats	An Extended Phase 1 Habitat Survey is required	Development of the site is unlikely to an impact on any element of sustainability as long as the LA mitigation measures are implemented.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is within the AONB. A Landscape Assessment has concluded that the site relates well to the settlement pattern and that development could be accommodated and retain small scale pattern and not intrude on the wider landscape. Mitigation and protection are proposed in the Landscape Assessment should the site be developed.	The Landscape Assessment identifies the following protection and enhancement measures: <ul style="list-style-type: none"> • Tree line along the access to Hermitage Green • On site trees • Hedgerow boundary along the eastern boundary • Views through or over the built form to the woodland beyond 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Well related to settlement		Development of the site is unlikely to an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is unlikely to have an impact on access to the historic environment		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on access to the historic environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality,	Will the site be at risk from or impact on air quality?	0	The site is unlikely to have an impact on air quality	Mitigation measures can include: Design, buffer zones	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
and minimise noise levels throughout West Berkshire				to keep dwellings away from source	
	Will the site be at risk from or impact on noise levels?	0	The site is unlikely to have an impact on noise levels	Mitigation measures can include: Design, buffer zones to keep dwellings away from source, fencing	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water flooding and part of the site sits within a critical drainage area	A FRA and appropriate mitigation, including SUDs, would be required.	Flooding can have an impact on all elements of sustainability. An FRA will highlight the mitigation measures required to minimise the risk. The sequential test in the NPPF states that sites with a risk of flooding should only be considered if there are no suitable alternatives.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

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 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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the site being at risk from surface water flooding and part of the site being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
Site ID:	HER001	Site Address:	Land off Charlotte Close, Hermitage	Development Potential:	16 dwellings (0.8ha at 20 dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement. Landscape assessment indicates development would be acceptable subject to mitigation measures ensuring the protection of existing landscape features.

The site is at risk from surface flooding and a small part of the site is within a Critical Drainage Area; nonetheless, the Core Strategy requires the use of SuDS techniques in new developments.

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. The site is located to the south of Hermitage and adjoins the settlement boundary on the northern boundary. The site is contained by trees and scrubland.

Landscape:

The Landscape Assessment indicates that development on the site would be acceptable as long as enhancement and mitigation measures as listed in the assessment are adhered to.

Flood Risk:

The site is at risk from surface water flooding and part of the site sits within a critical drainage area. A FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

The Council's Highways and Transport team have advised in respect of this site and part of HER004 that the impact of additional traffic may be limited due to the size of development, although they have concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout. Work may need to be undertaken to ensure no detrimental impact. It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto Station Road.

Ecology:

An extended Phase 1 Habitat Survey will be required.

Archaeology:

No impact.

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. The site could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. Would be nice to expand the school to 2 forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

No comments made in respect of this site.

Minerals and Waste:

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).

Site Selection – Site Commentary

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The site is important to prevent flooding on Lipscomb Close and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close.

SA/SEA:

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 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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the site being at risk from surface water flooding and part of the site being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

Proposed development (from SHLAA submission):

The site promoter has advised that the site has capacity for up to 30 residential dwellings, possibly comprising a mix of detached, semi-detached and terraced housing.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER003	Site Address:	Land at Pinewood Crescent, Hermitage (Former Cementation Site)
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Development Potential:	28 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues: - Automatic exclusion: site has planning permission

Site Assessment

Parish Council consultation response:	Parish Council did not comment on the site as it has planning permission and is nearly completed
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER004	Site Address:	Land to the south east of The Old Farm House, Hermitage
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Development Potential:	14 dwellings (0.72ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB – only part of the site is suitable for development - Flood risk (surface water and critical drainage area) - Distance from local amenity space
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Site Assessment

Parish Council consultation response:	The site is important to prevent flooding on Lipscomb Road and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close. The Parish Council have approached the land owners to see if the land not suitable for development could be used for allotments.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)		Only a small part to the west of the site is considered suitable for development on landscape grounds.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	Y	Most of the site is within a Critical Drainage Area
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	The Council's Highways and Transport team have commented that access, with appropriate sight lines of 2.4 x 43.0 metre, can be obtained onto Station Road if this site is developed in conjunction with HER001.
	Highway network suitability	Y	<p>The Council's Highways and Transport team have commented that this site and part of HER001 can accommodate up to 30 houses that will generate circa 180 daily vehicle movements including circa 18 during the 08.00 to 09.00 AM peak.</p> <p>The impact of additional traffic generation may be limited due to the size of the development, although there are some concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout. Work may need to be undertaken to ensure no detrimental impact.</p> <p>It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto Station Road.</p>

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Public Transport network	Y	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury. There are bus stops near to the site.
	Footways/Pavements	Y	There are pavements along the main routes through the village.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (<i>eg. BOA</i>)	N	
	Relationship to settlement	A	Site is well related to the existing settlement
Heritage	Incompatible adjacent land uses	N	
	Archaeology	Y	Site has a record of a surviving ridge and furrow, a rare feature in West Berks. Historic farmstead and railway features. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	N	Thames Water do not envisage any infrastructure concerns
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
AWE consultation Zone	Groundwater source protection zone (SPZ)	Y	SPZ3
	Middle	N	
Proximity to railway line	Outer	N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire need to be considered.
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER001		
Other (anything else to be considered)	Unable to confirm the availability of the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER004	Site Address:	Land to the south east of The Old Farm House, Hermitage	Development Potential:	10 dwellings (0.5ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling		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.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School, but these facilities are not available publically.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are no employment opportunities within the settlement boundary		<p>The site is located close to facilities however these are limited. There are no employment opportunities within the settlement boundary.</p> <p>Bus services are intermittent.</p> <p>The site is therefore unlikely to have any impact on the district's economic sustainability.</p>
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?				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.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns but, development		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		would also have the potential to improve road safety.		Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are Great Crested Newts nearby	An Extended Phase 1 Habitat Survey is required	Development of the site could impact on environmental sustainability if mitigation measures are not adhered to
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is within the AONB. A Landscape Assessment has concluded that the site as a whole should not be pursued	The Landscape Assessment identifies that only a small area of the north east part of the site (the area of land between the public house and the access off Lipscomb Close) may be suitable for development together with site HER001	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Well related to settlement		
	Will it conserve and enhance the significance of the District's heritage assets?	?	Record of a surviving ridge and furrow which is a rare feature in West Berkshire. Historic farmstead and railway features.	Further work will be required	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on access to the historic environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	The site is unlikely to have an impact on air quality		Development of this site is unlikely to have an impact upon any element of sustainability
	Will the site be at risk from or impact on noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency	Will it maximise the use of	-	The site is greenfield		The site could have a

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
of land use	previously developed land and buildings?		-		negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water and also lies within a critical drainage area	A FRA and appropriate mitigation, including SUDs, would be required.	Flooding can have an impact on all elements of sustainability. An FRA will highlight the mitigation measures required to minimise the risk. The sequential test in the NPPF states that sites with a risk of flooding should only be considered if there are no suitable alternatives.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

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 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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the site being at risk from surface water flooding and being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER004	Site Address:	Land to the south east of Old Farm House, Hermitage	Development Potential:	14 dwellings (0.72ha at 20 dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Landscape assessment indicates that site is part of open gateway to Hermitage from the south.

Development on the whole site would be unacceptable, but a small area to the north east of the site would be acceptable if developed together with HER001 (the area of land between the public house and the access off Lipscomb Road).

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. The site is located to the south of Hermitage and adjoins the settlement boundary on the north east boundary.

Landscape:

The Landscape Assessment indicates that development on the site would be unacceptable with the exception of a small area to the north east of the site (the area of land between the public house and the access off Lipscomb Road).

Flood Risk:

The site is at risk from surface water and also lies within a critical drainage area.

Highways /Transport:

The Council's Highways and Transport team have advised in respect of this site and part of HER001 that the impact of additional traffic may be limited due to the size of development, although they have concerns regarding the B4009 Newbury Road / Priors Court Road / Station Road mini roundabout. Work may need to be undertaken to ensure no detrimental impact. Access with appropriate sight lines of 2.4 x 43.0 metre could be obtained onto Station Road.

Ecology:

Great Crest Newts known to be nearby. An extended Phase 1 Habitat Survey would be required.

Archaeology:

The site has record of a surviving ridge and furrow, a rare feature in West Berkshire. Historic farmstead and railway features. A desk based assessment will be required.

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. The site could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. Would be nice to expand the school to 2 forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

No comments made in respect of this site.

Minerals and Waste:

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

Site Selection – Site Commentary

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.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The site is important to prevent flooding on Lipscomb Road and the surrounding area. A drain runs through the site. Access to the site could be an issue, especially if access is required from Charlotte Close. The Parish Council have approached the land owners to see if the land not suitable for development could be used for allotments.

SA/SEA:

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 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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the site being at risk from surface water flooding and being located within a critical drainage area and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

Proposed development (from SHLAA submission):

The site promoter has advised that the site could provide approximately 200 dwellings together with amenity space and additional landscaping.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER007	Site Address:	Land at Doctor's Row, Doctor's Lane, Hermitage
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Development Potential:	4 dwellings (0.22ha at 20ph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Automatic exclusion: site is for less than 5 dwellings, which is too small to be allocated as a site.
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Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley & Hermitage
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Site ID:	HER009	Site Address:	North of Primary School, Hampstead Norreys Road, Hermitage
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Development Potential:	28 dwellings (1.4ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - AONB - Flood risk (surface water) - Right of way crosses site - Distance from local play facilities

Site Assessment

Parish Council consultation response:	Development in this area would ruin the rural aspect of the school. The site and surrounding woodland is a wildlife corridor. Traffic issues associated with the school would likely to worsen with development here. There are potential issues with flooding around Orchard Close, and sewer flooding has been an issue in the past. There are no health services in the village (residents have to travel to Chieveley or Chapel Row). This site is seen as the most acceptable, but the road network would need to be improved and any development should be low density.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	Landscape assessment indicates part of the site has potential for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability		
	Public Transport network	Y	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	Y	There are pavements along the main routes through the village.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby		Site is adjacent to the school playing fields, and close to some amenity space on Chapel Lane
	Rights of Way affected	Y	Right of way crosses southern corner of the site
	Play areas nearby	N	The site is some distance from play facilities for

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		children	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	A	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Potential archaeological interest. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	Thames Water do not envisage any infrastructure concerns
	Wastewater	N	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)		SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line			
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER010, HER011, HER016		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Chieveley/Hermitage
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Site ID:	HER009	Site Address:	Land north of Hermitage Primary School, Hampstead Norreys Road, Hermitage	Development Potential:	28 dwellings (1.4ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School, but these are not publically available.		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent to school playing fields. A Public Right of Way crosses through the southern part of the site		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are no employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are no 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.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	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.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		Overall it is unlikely that development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats		The mitigation/enhancement measures will help to reduce the potential negative impact on environmental sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	<p>The site falls within the AONB.</p> <p>A Landscape Character Assessment has advised that the site is locally prominent but largely well screened from the wider AONB.</p> <p>Part of the site could be pursued further as a potential housing site. However it notes that development would result in the loss of the landscape setting of Hermitage which has strong links with the wider landscape. Development would also impact upon the rural character of Manor Lane, the footpath crossing the site, and the tree belt and hedges to the site boundaries.</p>	<p>A Landscape Character Assessment advises of the following mitigation/enhancement measures:</p> <ul style="list-style-type: none"> • Provision of substantial woodland planting to contain the western side of the settlement • The preferred access is via the existing gap in the hedgerow on Hampstead Norreys Road subject to assessment of impacts on the remaining hedgerow • A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development would widen the otherwise narrow settlement on the west side of Hampstead Norreys Road, however it would not extend northwards than the existing northern edge of Hermitage		Development of the site is unlikely to an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Potential archaeological interest	Further assessment required	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on access to the historic environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	The site is unlikely to have an impact on air quality		Development of the site is unlikely to an impact on any element of sustainability.
	Will the site be at risk from or impact on noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water flooding	A FRA and appropriate mitigation, including SUDs, would be required.	Flooding can have an impact on all elements of sustainability. An FRA will highlight the mitigation measures required to minimise the risk. The sequential test in the NPPF states that sites with a risk of flooding should only be considered if there are no suitable alternatives.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

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 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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the site being at risk from surface water flooding and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
Site ID:	HER009	Site Address:	Land to the north of Hermitage Primary School, Hampstead Norreys Road, Hermitage	Development Potential:	28 dwellings (1.4ha at 20 dph)

Recommendation:

The site is not recommended for allocation

Justification:

Landscape assessment indicates that the site is locally prominent but there is development potential (subject to further detailed outcomes)

Adjacent to settlement boundary with dispersed development to the north, south and west

Not as well related to the settlement pattern as HER001.

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south.

The site is located adjacent to Hermitage and there is loose development to the north, south and west.

Landscape:

A Landscape Character Assessment has advised that the site is locally prominent but largely well screened from the wider AONB.

Part of the site could be pursued further as a potential housing site subject to mitigation / enhancement measures. However it notes that development would result in the loss of the landscape setting of Hermitage which has strong links with the wider landscape. Development would also impact upon the rural character of Manor Lane, the footpath crossing the site, and the tree belt and hedges to the site boundaries.

Flood Risk:

The site is at risk from surface water flooding. A FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

This site can accommodate up to 28 houses that will generate circa 168 daily vehicle movements including circa 17 during the 08.00 to 09.00 AM peak.

The impact of additional traffic generation may be limited due to the size of the development, although I have some concern regarding the proximity to the school. Work may need to be undertaken to ensure no detrimental impact.

It would seem that access with appropriate sight lines of 2.4 x 43.0 metre can be obtained onto the B4009, although any access should not be too close to the nearby mini roundabouts.

Footways and bus stops are near the site. The village is served by an intermittent bus service during the week that connects Newbury with Harwell.

Ecology:

No issues.

Archaeology:

Possible archaeology but no previous work on site. Desk based assessment required.

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. The site could have 1.5 forms

Site Selection – Site Commentary

of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. Would be nice to expand the school to 2 forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

No comments made in respect of this site.

Minerals and Waste:

No comments made in respect of this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

Development in this area would ruin the rural aspect of the school. The site and surrounding woodland is a wildlife corridor. Traffic issues associated with the school would likely to worsen with development here. There are potential issues with flooding around Orchard Close, and sewer flooding has been an issue in the past. There are no health services in the village (residents have to travel to Chieveley or Chapel Row). This site is seen as the most acceptable, but the road network would need to be improved and any development should be low density.

SA/SEA:

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 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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

There are potential negatives due to the site being at risk from surface water flooding and the sites location within the AONB. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

Proposed development (from SHLAA submission):

The site promoter has suggested in the site submission form that the site would be suitable for 2-storey semi detached / detached residential dwellings in keeping with the site surroundings. The site promoter also acknowledges that the site could be considered for the provision of a community facility or leisure/recreation facility as part of a mixed use scheme given the location of a primary school adjacent to the site.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER010	Site Address:	South of Manor Lane, Hermitage
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Development Potential:	116 dwellings (5.91ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- Automatic exclusion
 - Relationship to Hermitage
 - Impact on settlement character of Oare
 - Surface water flood risk
 - Distance from amenity space and play facilities for children

Site Assessment

Parish Council consultation response:	Access to this site is poor, Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development. The impact on the landscape is key.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	The site is inappropriate in scale to both Hermitage and Oare
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER011	Site Address:	Land north of Manor Lane
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Development Potential:	12 dwellings (0.58ha at 20dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

Site HER011 consists of three small parts; however this assessment excludes the two small sites in Oare and only assesses the area of land along the Hampstead Norreys Road.

- Relationship with existing settlement
- AONB
- Air quality / noise impact from the M4

Site Assessment

Parish Council consultation response:	Parish council do not consider this site to be potentially developable, especially as the other sites in Oare are considered to be not currently developable. Concerns regarding the proximity of the site to the motorway.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)		Landscape Character Assessment not undertaken because site considered unsuitable for development due to impact that development would have upon the built environment
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage.
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is close to the M4 which could cause air pollution problems
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability		
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	N	There are pavements along the main routes through the village, although the site is not connected to the village by a pavement.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species		
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	A	
	Incompatible adjacent land uses	U	Site is close to the M4 motorway
Heritage	Archaeology	U	Western area within historic core of village. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	
	Wastewater	U	
	Groundwater source protection zone (SPZ)	U	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER016, HER009		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER011	Site Address:	Land north of Manor Lane	Development Potential:	12 dwellings (0.58ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School, but these facilities are not available to the public		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent to school playing fields.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are no employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are no 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.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	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. Overall it is unlikely that
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns but, development would also have the potential to improve road safety.		development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Development of the site could impact on environmental sustainability due to the location of the site within the AONB
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	--	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage.		The significant changes to the character of Oare as a result of any development would negatively impact upon the environmental sustainability of the site
	Will it conserve and enhance the significance of the District's heritage assets?	0	Western area within historic core of village	Desk based assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	The site is close to the M4		The proximity of the site to the M4 could impact upon environmental sustainability
	Will the site be at risk from or impact on noise levels?	-	The site is close to the M4	Noise survey required	
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency	Will it maximise the use of	0	The site is greenfield		The site could have a

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
of land use	previously developed land and buildings?				negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site does not fall within an area of flood risk; however it does lie adjacent to an area of surface water flood risk.	Sustainable drainage (SUDs) techniques would be required	Development of this site is unlikely to impact upon the environmental sustainability of the site provided SuDS techniques are used to mitigate against the risk of any potential flooding

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Overall the site is likely to have a neutral effect on sustainability, however the SA/SEA highlights a significant sustainability effect as a result of the impact that development would have upon the character of Oare.

There are potential negatives due to the sites location within the AONB and the proximity to the M4 motorway. Development has the potential to impact upon environmental sustainability. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

Summary of effects:

Effect: Predominantly neutral with one significantly negative effect

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
Site ID:	HER011	Site Address:	Land north of Manor Lane	Development Potential:	12 dwellings (0.58ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The proximity of the site to the M4 is likely to result in noise impacts.

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south. Only part of the site that extends along Hermitage Road has been considered for allocation – two smaller parts of the site along Manor Lane have been excluded because they fall within Oare and not Hermitage.

The site is detached from the settlement boundary and is not seen as part of Hermitage.

Landscape:

The site falls within the AONB.

Flood Risk:

The site does not fall within an area of flood risk however there is an area of surface water flooding adjacent to the site.

Highways /Transport:

Site specific comments from the Council's Highways and Transport team not made in respect of this site. The village is served by an intermittent bus service during the week that connects Newbury with Harwell.

Ecology:

No known impact.

Archaeology:

Western area within historic core of village. Desk based assessment required.

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. The site could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. Would be nice to expand the school to two forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

No comments made in respect of this site.

Minerals and Waste:

No comments made in respect of this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No comments made in respect of this site.

Site Selection – Site Commentary

Thames Water:

No comments made in respect of this site.

Parish Council:

Parish council do not consider this site to be potentially developable, especially as the other sites in Oare are considered to be not currently developable. Concerns regarding the proximity of the site to the motorway.

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, however the SA/SEA highlights a significant sustainability effect as a result of the impact that development would have upon the character of Oare.

There are potential negatives due to the sites location within the AONB and the proximity to the M4 motorway. Development has the potential to impact upon environmental sustainability. Flooding has the potential to impact on all elements of sustainability, and the location within the AONB means that development has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

Proposed development (from SHLAA submission):

The site promoter has commented that the site is suitable for residential development (2-storey semi-detached / detached development).

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER012	Site Address:	Land opposite St Bartholomew's Church, Manor Lane, Oare
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Development Potential:	28 dwellings (1.4ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Automatic exclusion: development of this site would lead to significant changes to the settlement of Oare. Oare is not seen as, or physically part of Hermitage and therefore, development of this site would not be appropriate.

Site Assessment

Parish Council consultation response:	Access to the site is poor. Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential of the site is also above what is required in this location.
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER013	Site Address:	Land adjacent to Hermitage Farm, Manor Lane
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Development Potential:	5 dwellings (0.29ha at 20dph)	SHLAA Assessment:	Not currently Developable
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Summary of Site Assessment

Key Issues:

- Automatic exclusion: development of this site would lead to significant changes to the settlement of Oare. Oare is not seen as, or physically part of Hermitage and therefore, development of this site would not be appropriate.

Site Assessment

Parish Council consultation response:	Access to the site is poor. Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential of the site is also above what is required in this location
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER014	Site Address:	Land at Kiln Estate, Manor Lane, Oare
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Development Potential:	116 dwellings (5.81ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Automatic exclusion: development of this site would lead to significant changes to the settlement of Oare. Oare is not seen as, or physically part of Hermitage and therefore, development of this site would not be appropriate.

Site Assessment

Parish Council consultation response:	Access to the site is poor. Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential of the site is also above what is required in this location.
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Chieveley
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Site ID:	HER015	Site Address:	Land at Kiln Estate, Manor Lane, Oare
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Development Potential:	277 dwellings (13.9 ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Automatic Exclusion: development of this site would lead to significant changes to the settlement of Oare. Oare is not seen as, or physically part of Hermitage and therefore, development of this site would not be appropriate.

Site Assessment

Parish Council consultation response:	Access to the site is poor. Manor Lane is very narrow. Oare is not seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)		Landscape Character Assessment not undertaken for site due to automatic exclusion
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Development of the site would lead to significant changes to the character of Oare as the village is not seen as part of Hermitage. The development potential of the site is also above what is required in this location.
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER016	Site Address:	Land of Hampstead Norreys Road, Hermitage, RG18 9SB
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Development Potential:	8 dwellings (0.4ha at 20dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Relationship to Hermitage - TPOs - Air Quality / Noise from M4
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Site Assessment

Parish Council consultation response:	Site is seen as very close to the motorway, which could cause noise and health issues for residents.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)		
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy		
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is close to the M4 which could cause air pollution problems
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	
	Highway network suitability	U	
	Public Transport network	U	Intermittent weekday (approx. 2 hourly) service between Harwell and Newbury
	Footways/Pavements	N	There are pavements along the main routes through the village, although the site is not connected to the village by a pavement.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	n/a	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	A	Adjacent the sites eastern boundary
	Local Wildlife Site	N	
	Nature Reserve		

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	N	The site is physically detached from the settlement boundary of Hermitage Site is close to the M4 motorway
	Incompatible adjacent land uses	U	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	
	Wastewater	U	
	Groundwater source protection zone (SPZ)	U	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HER011, HER009		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HER016	Site Address:	Land east of Hampstead Norreys Road, Hermitage	Development Potential:	8 dwellings (0.4ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	There are limited facilities in Hermitage however these can be accessed through walking and cycling		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	0	There are outdoor sports facilities at Hermitage Primary School, but these facilities are not available to the public		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent to school playing fields.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are no employment opportunities within the settlement boundary		The site is located close to facilities however these are limited. There are no 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.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	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. Overall it is unlikely that
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns but, development would also have the potential to improve road safety.		development of this site would have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact	Extended Phase 1 Habitats Survey required	Development of the site could impact on environmental sustainability due to the location of the site within the AONB
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Site is poorly related to the existing settlement and beyond the building line of the village.		
	Will it conserve and enhance the significance of the District's heritage assets?	?	Unknown	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on access to the historic environment		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	The site is close to the M4		The proximity of the site to the M4 could impact upon environmental sustainability
	Will the site be at risk from or impact on noise levels?	-	The site is close to the M4	Noise survey required	
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on the building materials used, construction	Mitigation could include Travel Plans to reduce car traffic and	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		methods, transport and design	compliance with policies within the core strategy.	techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site does not fall within an area of flood risk; however it does lie adjacent to an area of surface water flood risk.	Sustainable drainage (SUDs) techniques would be required	Development of this site is unlikely to impact upon the environmental sustainability of the site provided SuDS techniques are used to mitigate against the risk of any potential flooding

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

Overall the site is likely to have a predominantly neutral effect on sustainability.

There are potential negatives due to the sites location within the AONB, the relationship of the site to the existing settlement boundary and the proximity to the M4 motorway. Development has the potential to impact upon environmental sustainability. Development therefore has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

Summary of effects:

Effect: Predominantly negative

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
Site ID:	HER016	Site Address:	Land to the east of Hampstead Norreys Road, Hermitage	Development Potential:	8 dwellings (0.4ha at 20 dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is poorly related to Hermitage and the proximity of the site to the M4 is likely to result in noise impacts.

Discussion:

Site Description:

Hermitage sits in a rural location within the North Wessex Downs AONB, but is located close to both the M4 and A34 corridors running east west and north south.

The site is poorly related to the settlement boundary of Hermitage – the site is physically detached from the settlement boundary of Hermitage.

Landscape:

The site falls within the AONB.

Flood Risk:

The site does not fall within an area of flood risk however there is an area of surface water flooding adjacent to the site.

Highways /Transport:

Site specific comments from the Council's Highways and Transport team not made in respect of this site. The village is served by an intermittent bus service during the week that connects Newbury with Harwell.

Ecology:

Unlikely to have an impact, however an Extended Phase 1 Habitats Survey required.

Archaeology:

The site is unlikely to have an impact.

Education:

Hermitage / Chieveley / Curridge are seen as one area in terms of education. The site could have 1.5 forms of entry. Current capacity is 190, but could go up to 210. The school is likely to be full in September 2014.

There is some potential to expand. With 20-40 dwellings in the village there is unlikely to be an issue. Would be nice to expand the school to two forms of entry in the future, but this would require additional land.

Potential need for secondary provision.

The school is very popular, many people move into the village to get into the school.

Environmental Health:

No comments made in respect of this site.

Minerals and Waste:

No comments made in respect of this site.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site falls within groundwater source protection zone (SPZ) 3.

Site Selection – Site Commentary

Thames Water:

No comments made in respect of this site.

Parish Council:

Site is seen as very close to the motorway, which could cause noise and health issues for residents.

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability.

There are potential negatives due to the sites location within the AONB, the relationship of the site with the existing settlement boundary and the proximity to the M4 motorway. Development has the potential to impact upon environmental sustainability. Development therefore has the potential to impact upon environmental sustainability. Mitigation measures would need to be considered to reduce the impact.

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. The site is in close proximity of open countryside to help promote a healthy active lifestyle.

Proposed development (from SHLAA submission):

The site promoter has suggested that the site is suitable for residential development.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN001	Site Address:	Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford, RG17 0QP
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Development Potential:	26 dwellings (1.31 ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - AONB - Flood risk (FZ2, Groundwater and surface water) - Right of way passes through the centre of the site - Electricity cables cross the site
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Site Assessment

Parish Council consultation response:	Development here would be prominent within the AONB, any development here would need to be carefully considered, along with the density. The community has expected for some time that the site would be developed. The southern/western boundaries of the site have a strong tree line. Flood risk from the river needs to be considered. This site is seen as the most logical extension to the settlement as long as the landscape is taken into consideration.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	small area of site within Flood Zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicates the site would result in little harm to the natural beauty of the AONB
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement Boundary		N	Site is adjacent to settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	Part of site within Flood Zone 2 and 3. EA recommendation that site not be allocated for development.
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Agent suggests access from Smitham Bridge Road close to Penny Farthing Close. Landscape Assessment advises access from the north east of the site.
	Highway network suitability	U	
	Public Transport network	Y	There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.
	Footways/Pavements	Y	Roads throughout Hungerford have pavements.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (from Core	N/A	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent/ Unknown	Comments	
	<i>Strategy LSS)</i>		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	PRO runs through the middle of the site.
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	Y	Water voles in eastern ditch, development would require corridor along ditch edge
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses		
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Electricity cables cross the site
	Water supply	N	TW not consulted on this site
	Wastewater	N	TW not consulted on this site
	Groundwater source protection zone (SPZ)	N	High risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		A	Site is approximately 200m from the railway line
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partially underlain by gravel and policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are relevant
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN008, HUN026, HUN002, HUN011, HUN028		
Other (anything else to be considered)	Potential for comprehensive development with HUN008 should the employment areas be reviewed.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN001	Site Address:	Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford, RG17 0QP	Development Potential:	26 dwellings (1.31 ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Accessible to sports facilities within Hungerford and to countryside.		The site's location to the west of Hungerford 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.
	Will it increase opportunities for access to sports facilities?	+	There is a sports centre within Hungerford within walking distance of the site.		
	Will it protect and enhance green infrastructure across the district?	0	There is a public right of way through site	Need to incorporate right of way into any site design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There is access to education, employment, shops and a wide range of facilities.		The site is located relatively close to education facilities as well as to employment opportunities and other services and facilities within Hungerford. This means that the site could have a positive impact on economic, social and environmental sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.		The site's proximity to local services and facilities will encourage walking or cycling and there are public transport options available. This could lead to a positive impact on social and environmental sustainability,
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	Unlikely to have significant impact but water voles are present in eastern ditch	6m corridor required along ditch edge to protect water voles.	Development of the site could have a negative impact on sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire? Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Within AONB. Landscape Assessment has concluded that development on this site, subject to appropriate mitigation measures, would result in little harm to the natural beauty of the AONB.	Development on this site should be subject to the following conditions and protection and enhancement of the following features: • Hedgerow along the western boundary and the bank and hedgerow along North Standen Road • Views from the west through ensuring that no roof tops are visible over the hedgerow. New tree planting to mitigate any impact would not be sufficient mitigation. • Access from the north-east corner of the site	without appropriate mitigation measures in line with recommendations of Landscape Sensitivity Assessment.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact	Any new development would need to demonstrate high quality that enhances the character and appearance of the area.	It is unlikely that development would have a significant impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No Impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to be impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability
	Will the site be at risk from or impact on noise levels?	0	Unlikely to be impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to be impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to be impact on water quality.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Flood Zone 2 and 3 on the eastern edge of site. Groundwater emergence zone. Surface water flooding.	Sustainable drainage (SUDs) techniques would be required. EA have recommended the site not be allocated. There could be potential on the majority of the site that is in Flood Zone 1	Mitigation measures could help; to reduce the negative impact on environmental sustainability

Summary

There are no significant positive or negative effects. The site is well located for services, employment and public transport options. There are 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. There are public transport options in Hungerford and the site is within walking distance of the railway station. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Water voles are present in the eastern ditch but could be protected with mitigation. The site is located within a groundwater and surface water flooding area. Flood zones 2 and 3 are present along the eastern boundary.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN001	Site Address:	Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford, RG17 0QP	Development Potential:	26 dwellings (1.31 ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

There is potential to consider a more comprehensively planned development along with HUN008, should this become available following review of Protected Employment Areas.

The site is located partly within flood zone 2 and 3 and is subject to a risk from groundwater and surface water flooding. Environment Agency advice is not to allocate for development.

Discussion:

Site Description:

The site is located adjacent to the settlement boundary of Hungerford giving easy access to local services, facilities and the open countryside. It is adjacent to the Hungerford Trading Estate which has also been promoted for residential development. Should this become available following a review of Protected Employment Areas there is an opportunity for considering the two sites together in a more comprehensive manner.

Landscape:

The Landscape Assessment indicates that development on this site, subject to appropriate mitigation measures, would result in little harm to the natural beauty of the AONB.

Any development on this site should be subject to the following conditions and protection and enhancement of the following features:

- Hedgerow along the western boundary and the bank and hedgerow along North Standen Road.
- Views from the west through ensuring that no roof tops are visible over the hedgerow. New tree planting to mitigate any impact would not be sufficient mitigation.
- Access from the north-east corner of the site.

Flood Risk:

The eastern edge of the site is within flood zone 2 and flood zone 3. It is also within a groundwater emergence zone and is subject to surface water flooding. SuDS techniques would need to be included to mitigate the potential impact of flooding should the site be developed. Environment Agency advice is not to allocate for development

Highways /Transport:

No specific comments have been made on this site

Ecology:

Water voles are present in eastern ditch. A 6m corridor would be required along ditch edge to protect them.

Archaeology:

No known archaeological issues

Education:

Local primary provision is at capacity, but there are spaces at John O’Gaunt.

Environmental Health:

No known air or noise issues

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Site Selection – Site Commentary

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

EA strongly advise that the site is not allocated for development due to the location of part of the site within flood zones 2 and 3. A sequential test would need to be undertaken to provide justification as to why lower risk sites are unavailable. If development were to take place they would expect no development, including essential infrastructure and water-compatible development within flood zones 2 and 3. Any development should incorporate at least an 8 metre buffer from the top of the river bank of the Shalbourne and conserve and enhance biodiversity. High risk of groundwater contamination.

Thames Water:

No specific comments have been made on this site

Parish Council:

The Town Council state development here would be prominent within the AONB, any development here would need to be carefully considered, along with the density. The community has expected for some time that the site would be developed. The southern/western boundaries of the site have a strong tree line. Flood risk from the river needs to be considered. This site is seen as the most logical extension to the settlement as long as the landscape is taken into consideration.

SA/SEA:

There are no significant positive or negative effects. The site is well located for services, employment and public transport options. There are 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. There are public transport options in Hungerford and the site is within walking distance of the railway station. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Water voles are present in the eastern ditch but could be protected with mitigation. The site is located within a groundwater and surface water flooding area. Flood zone 2 and 3 are present along the eastern boundary.

Proposed development (from SHLAA submission):

The site is being promoted for a residential development of approximately 57 dwellings with an element of affordable housing. The agent has confirmed the site is available immediately.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN002	Site Address:	The Paddock, Marsh Lane, Hungerford
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Development Potential:	7 dwellings (0.34ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape assessment would be required
- Greenfield
- Flood risk (ground water)
- Adjacent to railway line
- Access

Site Assessment

Parish Council consultation response:	Town council did not comment on this site specifically. Comments for HUN001 / HUN012 which are adjacent to the site said that access is a consideration and the Town Council would not like to see these sites developed. The area has a very rural feel and is popular with walkers.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	Location in the AONB means that a landscape assessment would be required if the site was to be considered for allocation
SHLAA Assessment	Not Currently developable/ within settlement boundary	Y	Not considered currently developable due to access and landscape issues and rural nature of area.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement Boundary		N	Site is separated from settlement boundary by railway line

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN003	Site Address:	Hungerford Veterinary Centre, Bath Road, Hungerford
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Development Potential:	5 dwellings (0.25ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Flood risk (Groundwater and surface water) - Proximity to SSSI and SAC - Distance to local amenity space and play facilities - Presence of an oil pipeline on the site
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Site Assessment

Parish Council consultation response:	The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. All sites have easy access to the M4, which would help to reduce congestion through the centre of Hungerford itself. These sites are within walking distance of the town centre. This site is previously developed land.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	Site has potential for 5 dwellings
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	SSSI site is across the A4 from the site.
	SAC	A	SAC site is across the A4 from the site.
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Landscape assessment indicates development of the site would result in little harm to the natural beauty of the AONB
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement Boundary		N	Site is close to the Eddington settlement boundary

Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Land use	Previously Developed Land	Y	Site is the garden of the Veterinary Centre
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Site together with HUN015, HUN020, HUN005 and HUN006 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	Y	While there are a number of public transport options in Hungerford, the site itself is a little way from these.
	Footways/Pavements	Y	Roads throughout Hungerford have pavements.
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core</i>)	N/A	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent/ Unknown	Comments	
	<i>Strategy LSS)</i>		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	Approx. 15 year old trees on the site
	Local Wildlife Site	A	
	Nature Reserve	N	
	Geological interest		
	Other (eg. BOA)	A	Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y	Site is very close to the Eddington settlement boundary.
	Incompatible adjacent land uses		
Heritage	Archaeology	Y	Flint tools found on the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs through the site
	Water supply	Y	Thames Water do not envisage any infrastructure concerns
	Wastewater	Y	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Inner	N	
	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HU005, HUN006, HUN15, HUN020		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN003	Site Address:	Hungerford Veterinary Centre, Bath Road, Hungerford	Development Potential:	5 dwellings (0.25ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Ready access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	0	Some distance from main sports provision in Hungerford		
	Will it protect and enhance green infrastructure across the district?	0	No adjacent rights of way		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities but within walking distance of employment opportunities and the town centre. This means that the site could have a positive impact on economic, social and environmental sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a number of local buses serving Hungerford, and a train		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			station with services to Newbury, Reading and London Paddington, as well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Site is adjacent to busy road.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Proximity to SSSI and SAC, on opposite side of A4. There are trees on the site, approximately 15 year old trees which it would be a shame to lose		Development of the site could have a negative impact on sustainability without appropriate mitigation measures in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Within AONB but development would retain the pattern of small scale development at Eddington	Would require careful design to respect the site's semi-rural location opposite the Kennet Valley and role as a part of the gateway to Hungerford. Would require soft frontage to the A4.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Flint tools have been found on the site	Further archaeological investigation required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	Proximity to A4 could lead to air quality issues	Mitigation measures could be included in design, e.g.inclusion of buffer zones	The negative impact on environmental sustainability from proximity to the A4 would need to be addressed and mitigated in the design of any development.
	Will the site be at risk from or impact on noise levels?	-	Potential noise impact from adjacent A4	Mitigation measures could be included in design, e.g.inclusion of buffer zones	
	Will there be an impact on soil quality?	0	Unlikely to have impact on soil quality		
	Will there be an impact on	0	Unlikely to have an impact on water		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?		quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Previously developed land- the site is part of the grounds of the veterinary centre, although this part is not developed.		Positive impact on environmental sustainability as it is a brownfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Sustainable drainage (SUDs) techniques would be required	

Summary

There are no significant positive or negative effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land being part of the grounds of the Veterinary Centre. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Any development would require careful design to respect the site's semi-rural location opposite the Kennet Valley and its role as a part of the gateway to Hungerford. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN003	Site Address:	Hungerford Veterinary Centre, Bath Road, Hungerford	Development Potential:	5 dwellings (0.25ha at 20dph)

Recommendation:

This site is recommended for inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.

Justification:

The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington. Given the scale of potential development it is recommended that inclusion within the settlement boundary could be more appropriate than allocation.

Discussion:

Site Description:

This small site is located close to the settlement boundary of Eddington to the north of Hungerford. It is a brownfield site, forming part of the grounds of the veterinary clinic. It is located immediately to the north of the A4

Landscape:

The Landscape Sensitivity Assessment indicates that, with careful design, the development would result in little harm to the natural beauty of the AONB. Development on this site would be of a scale that is in keeping with the existing development pattern at Eddington. The design would need to take the oil pipeline into consideration and respect the site's semi-rural location opposite the Kennet Valley and role as part of the gateway to Hungerford.

Flood Risk:

The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Site together with HUN015, HUN020, HUN005 and HUN006 could accommodate up to 82 houses and the impact of all these sites would need to be accessed via a Transport Assessment

Ecology:

There are mature trees on site which it would be a shame to lose.

Archaeology:

Flint tools found on the site. Further assessment required.

Education:

Local primary provision is at capacity, but there are spaces at John O'Gaunt

Environmental Health:

Noise survey would be required

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

No water supply or wastewater infrastructure issues envisaged

Site Selection – Site Commentary

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre. Site is within walking distance of the town centre. This site is previously developed land.

SA/SEA:

There are no significant positive or negative effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land being part of the grounds of the Veterinary Centre. All of this means that there would be a positive impact on sustainability. A landscape assessment has concluded that the development could be accommodated subject to mitigation/enhancement measures. Any development would require careful design to respect the site's semi-rural location opposite the Kennet Valley and its role as a part of the gateway to Hungerford. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.

Proposed development (from SHLAA submission):

Proposed for modest development. Agent confirmed that site available

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN004	Site Address:	Former Eddington allotments, Chilton Estate, Eddington Lane, Hungerford, RG17 0HL
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Development Potential:	18 dwellings (0.9ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues: <ul style="list-style-type: none"> - AONB - Poor relationship o Hungerford - Poor Access. - Proximity to SSSI

Site Assessment

Parish Council consultation response:	The Town Council are generally supportive of this site. Access is not seen as a show-stopper and a river path from the bottom of the site would provide a walkway into the town centre. Maybe consider only part of the site being developed.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	Adjacent to flood zone 3
Within significant national or international habitat / environmental / historical protection	SSSI	N	Adjacent to SSSI
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Location in the AONB means that a landscape assessment would be required if the site was to be considered for allocation
SHLAA Assessment	Not Currently developable/ within settlement boundary	Y	Poor relationship to Hungerford, poor access and potential impact on landscape.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Relative scale in relation to existing settlement	N	
Within settlement Boundary		N	Site is adjacent to the Eddington settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN005	Site Address:	Folly Dog Leg Field, RG17 0PJ
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Development Potential:	49 dwellings (2.45ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB – only part of the site is considered suitable for development - Greenfield - Flood risk (ground and surface water) - Distance from local amenity space and play facilities - Presence of oil pipeline
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Site Assessment

Parish Council consultation response:	The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. Site has easy access to the M4 without contributing to congestion through Hungerford Town Centre. The site is within walking distance of Hungerford Town Centre. A large fuel pipe passes under the site. This site is not favoured for two reasons, firstly the extension up the slope is too sensitive and secondly the extension along the A4 would create ribbon development which would not be well received by the town.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Only part of the site is considered suitable for development due to the landscape sensitivity.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	Development of the whole site in this location could significantly change the character of the Eddington area of Hungerford
Within settlement Boundary		N	Site is adjacent to the Eddington settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Settlement Boundary		A	Adjacent to Eddington Settlement boundary
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues		
	Highway network suitability	U	Site together with HUN015, HUN020, HUN003 and HUN006 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	Y	The site is some way from the railway station but there are bus stops within the vicinity where bi-hourly services pass between Hungerford and Newbury
	Footways/Pavements	Y	There are pavements from outside the site into the town centre itself.

Site Selection – Site Assessment

Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	A	Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is poorly related to Hungerford, although is adjacent to the Eddington settlement boundary.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	More detailed assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs through the site
	Water supply	Y	Thames Water do not envisage any infrastructure concerns
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	N	
	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to neighbouring areas/Authorities			
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HU003, HUN006, HUN15, HUN020		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN005	Site Address:	Folly Dog Leg Field, RG17 0PJ	Development Potential:	49 dwellings (2.45ha at 20dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Ready access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	+			
	Will it protect and enhance green infrastructure across the district?	0	No adjacent rights of way		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Site is adjacent to busy road. Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats or species Adjacent to BOA		Potential negative impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	- / - -	Development on the whole of the site would have significant impact as site is elevated. Development would be visible from Hungerford Common	The western part of the site could potentially be developed but it is important that the scale of development is in keeping with the existing settlement pattern at Eddington. Any development would need to be broken up by tree planting and with provision of a soft edge on the eastern boundary	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Potential impact as scale is significant in relation to the existing settlement pattern at Eddington.	Would require careful design and mitigation in line with recommendations of Landscape Sensitivity Assessment.	Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Requires further archaeological assessment		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	Proximity to A4 could lead to air quality issues	Mitigation measures could be included in design, e.g.inclusion of buffer zones	The negative impact on environmental sustainability from proximity to the A4 would need to be addressed and mitigated in the design of any
	Will the site be at risk from or impact on noise levels?	-	Potential noise impact from adjacent A4	Mitigation measures could be included in design, e.g.inclusion of buffer zones	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		development.
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land		Negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Sustainable drainage (SUDs) techniques would be required	

Summary

If the whole site were to be developed there could be a significant negative effect. The landscape sensitivity assessment shows that it would not be appropriate to develop this entire site and any development would need to be limited to the area to the north of the existing development on the A4, rather than extending development eastwards. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.

Summary of effects:

Effect: Predominantly neutral and negative

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN005	Site Address:	Folly Dog Leg Field, RG17 0PJ	Development Potential:	49 dwellings (2.45ha at 20dph)

Recommendation:

This site to be considered as an option for allocation in the DPD. Sites at Eddington are considered an alternative to a site to the south of Hungerford.

Justification:

The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.

The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.

Discussion:

Site Description:

The site is located adjacent to the settlement boundary of Eddington, to the north of Hungerford. The eastern part of the site is immediately adjacent to the A4 whereas the western part lies to the north of existing development at Eddington, including sites HUN003, HUN015 and HUN020. The site is greenfield land with a significant slope. The design will need to take into account the fuel pipelines which cross the site

Landscape:

The Landscape Sensitivity Assessment indicates that development on part of the site, the area to the west, subject to appropriate mitigation measures, would result in little harm to the natural beauty of the AONB.

It is important that development on this site should be of a scale that is in keeping with the existing development pattern at Eddington, that development does not extend eastwards along the A4 and that there is provision of a soft edge on the eastern boundary.

Flood Risk:

The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Site together with HUN015, HUN020, HUN003 and HUN006 could accommodate up to 82 houses and the impact of all these sites would need to be accessed via a Transport Assessment

Ecology:

No identified issues

Archaeology:

This has been assessed and subject to field evaluation, further more detailed investigation will be required if consent granted.

Education:

Local primary provision is at capacity, but there are spaces at John O’Gaunt

Environmental Health:

Noise survey would be required

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Site Selection – Site Commentary

Environment Agency:

No specific comments have been made on this site

Thames Water:

No water supply infrastructure issues envisaged. Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. A detailed drainage strategy would be required.

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre. They do not favour extension of development to the north up the slope of any extension along the A4 which would create ribbon development.

SA/SEA:

If the whole site were to be developed there could be a significant negative effect. The landscape sensitivity assessment shows that it would not be appropriate to develop this entire site and any development would need to be limited to the area to the north of the existing development on the A4, rather than extending development eastwards. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.

Proposed development (from SHLAA submission):

The site was the subject of an outline application in December 2009 for up to 82 dwellings (the developable area extending further eastwards than assessed as acceptable in the Landscape Sensitivity Assessment). The agent has confirmed that the site is available and viable with a reduced site area, but would require a road access to the east of the site from the A4. The landowners would be prepared to offer land to the east of the developable area as open space.

Site Selection – Site Assessment

Spatial area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN006	Site Address:	Land at Eddington, Hungerford
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Development Potential:	9 dwellings (0.42ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Greenfield - Flood risk (groundwater) - Distance from local amenity space and play facilities - Presence of Oil pipeline
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Site Assessment

Parish Council consultation response:	The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. Site has easy access to the M4 which would not increase levels of congestion through the town centre. The site is within walking distance of the town centre. The site would be an extension to the current development. This is an option even if the other sites in this area are not developed. Access to the site is very steep and views across the Common need to be considered.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape assessment indicates development on this site would be acceptable
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Relative scale in relation to existing settlement	N	
Within settlement Boundary		N	Site is adjacent to the Eddington settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Settlement Boundary		A	Adjacent to the Eddington settlement boundary
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues		
	Highway network suitability	U	Site together with HUN015, HUN020, HUN005 and HUN003 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	Y	The site is some way from the railway station but there are bus stops within the vicinity where bi-hourly services pass between Hungerford and Newbury
	Footways/Pavements	Y	There are pavements from outside the site into the town centre itself.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Landscape	Located in AONB	Y	
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Extended Phase 1 Habitat Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Relationship to settlement	U	The site is poorly related to Hungerford, although is adjacent to the Eddington settlement boundary.
	Incompatible adjacent land uses		
Heritage	Archaeology	Y	Site is close to previous archaeological discoveries of some importance. Further assessment required.
	Conservation area	A	
	Listed buildings	A	Site is adjacent to listed church
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Underground oil pipe passes through the site
	Water supply	Y	Thames Water do not envisage any infrastructure concerns
	Wastewater	Y	Thames Water do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	N	
	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HU003, HUN005, HUN15, HUN020		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN006	Site Address:	Land at Eddington, Hungerford	Development Potential:	9 dwellings (0.42ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Ready access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	+			
	Will it protect and enhance green infrastructure across the district?	0	No adjacent rights of way		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Site is close to busy road.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats or species	Extended Phase 1 Habitat Survey required.	Potential negative impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Site is enclosed by development other than to the east and development would be in scale with the settlement pattern. Development would be visible from Hungerford Common	Would require retention of mature planting around the site, internal tree planting and provision of a soft edge on the eastern boundary if HUN005 is not developed.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact as scale is in keeping with existing settlement pattern.	Design would need to consider setting of listed former church building to west	Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Site is close to previous archaeological discoveries of some importance.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality, site is close to but not adjacent to A4		It is unlikely that the site would have a significant impact on any aspect of sustainability
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact, site is close to but not adjacent to A4		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land		Negative impact on environmental sustainability as it is a Greenfield site

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could also include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Sustainable drainage (SUDs) techniques would be required	Appropriate mitigation measures are needed to avoid negative impact on environmental social and economic sustainability.

Summary

There are no significant positive or negative effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside.. All of this means that there would be a positive impact on sustainability. The landscape sensitivity assessment points out that the views from Hungerford Common could be impacted and that mitigation in the form of tree planting and retention of the existing tree boundary would be needed.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN006	Site Address:	Land at Eddington, Hungerford	Development Potential:	9 dwellings (0.42ha at 20dph)

Recommendation:

This site to be considered as an option for allocation in the DPD. Sites at Eddington are considered an alternative to a site to the south of Hungerford.

Justification:

The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to appropriate mitigation measures.

The town council preference is for sites to the north of Hungerford which will have less impact on town centre congestion.

Discussion:

Site Description:

The site is located adjacent to the settlement boundary of Eddington, to the north of Hungerford. It lies immediately to the north of, and with potential access from the site allocated in the WBDLP. The site is greenfield land and on a significant slope.

Landscape:

The Landscape Sensitivity Assessment indicates that views from Hungerford Common could be impacted but, with appropriate mitigation measures, would result in little harm to the natural beauty of the AONB. Development on this site would be of a scale that is in keeping with the existing development pattern at Eddington

Flood Risk:

The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

Site together with HUN015, HUN020, HUN003 and HUN005 could accommodate up to 82 houses and the impact of all these sites would need to be accessed via a Transport Assessment

Ecology:

Extended Phase 1 Habitat Survey required.

Archaeology:

Site is close to previous archaeological discoveries of some importance. Further assessment required.

Education:

Local primary provision is at capacity, but there are spaces at John O’Gaunt

Environmental Health:

Noise survey would be required

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

No water supply or wastewater infrastructure issues envisaged

Site Selection – Site Commentary

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre. Their concerns related to the steep access to the site and views across Hungerford Common.

SA/SEA:

There are no significant positive or negative effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from schools. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. The landscape sensitivity assessment points out that the views from Hungerford Common could be impacted and that mitigation in the form of tree planting and retention of the existing tree boundary would be needed.

Proposed development (from SHLAA submission):

No specific proposals were submitted.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN007	Site Address:	Land east of Salisbury Road, Hungerford
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Development Potential:	101 dwellings (5.1ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only part of the site is considered suitable for development
- Greenfield
- Right of way passes through centre of the site
- Potentially significant archaeology on the site

Site Assessment

Parish Council consultation response:	Concern raised with developing sites to the south of the town. Traffic implications of sites of this size are also a serious concern as all of the traffic would need to go through the town centre and exacerbate the existing issues. The site is seen as being a long way from the existing centre of Hungerford and not easily accessible. Development currently reaches the crest of the hill and the Town Council do not feel it should go any further. It was acknowledged that the site was close to the secondary school, but the distance to the town centre was seen as too great to overcome this.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	The site area takes into account the area considered suitable for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Relative scale in relation to existing settlement	U	Development of this site would be a significant extension to Hungerford
Within settlement Boundary		N	Site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Settlement Boundary		A	
Land use	Racehorse Industry	N	Greenfield
	Protected Employment Land	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
			N
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access can be obtained onto A338.
	Highway network suitability	U	This site can accommodate up to 101 houses that will generate circa 606 daily vehicle movements including circa 61 during the 08.00 to 09.00 AM peak. The impact of such as scheme would need to be assessed by a Transport Assessment. Most traffic would travel to and from the site via Hungerford.
	Public Transport network	Y	There are a number of public transport opportunities in Hungerford, including a railway station. There are footways and bus stops within the vicinity where bi hourly services pass to Hungerford and Newbury
	Footways/Pavements	Y	The footway would need to be widened alongside the A338 to the site There are pavements throughout the town
Impact on the landscape	AONB	Y	
	Area of High Landscape Sensitivity	N/A	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	(if not in AONB) (from Core Strategy LSS)		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is adjacent to the school playing fields and area leased to the rugby club.
	Rights of Way affected	Y	Right of way passes through the site
	Play areas nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement close to the local secondary school.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Potentially significant archaeological interest, Aerial photographic evidence for range of features including a circular enclosure. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	Thames Water have concern regarding water supply capability
	Wastewater	N	Thames Water have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	SPZ2 and 3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: HUN022		Landscape Assessment states that any development of the site should not link visually or physically with HUN022.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN007	Site Address:	Land east of Salisbury Road, Hungerford	Development Potential:	101 dwellings (5.1ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Close to sports centre and ready access to countryside		The site's location to the south of Hungerford 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.
	Will it increase opportunities for access to sports facilities?	+	Close to sports centre		
	Will it protect and enhance green infrastructure across the district?	0	Right of way through site		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There is access to education, employment and a wide range of facilities.		The site is located close to education facilities as well as other services and facilities within Hungerford.. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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 number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.		The site's proximity to local services and facilities will encourage walking or cycling This could lead to a positive impact on social and environmental sustainability, but is unlikely to have any impact on economic sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance	Will it conserve and	0	No known habitats		Potential negative impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?				on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment. Development of a smaller area may have a beneficial effect in softening the southern edge of Hungerford
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development over the whole of this site would result in significant harm to the natural beauty of the AONB.	Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features. <ul style="list-style-type: none"> • Creation of a woodland buffer to define the new edge of the settlement • Careful design of the gateway approach • Retention of views through the site to the wider landscape • Retention of existing mature tree cover • Careful design to respect the site's semi-rural location. . It is important that development on this site does not link visually and physically with any development on HUN 022 as the cumulative effect would result in greater harm to the AONB	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact – adjacent to new residential development	Would require high quality of design	In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the wider AONB.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Cropmarks would need investigation	Requires further archaeological assessment	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	the historic environment?				
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have a significant impact on environmental sustainability
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land		Negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.		Without consideration of sustainable construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	Sustainable drainage (SUDs) techniques would be required	

Summary

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 landscape impact assessment of development on this site shows that it would not be appropriate to develop this entire site, and any design would need to incorporate the suggested mitigation.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN007	Site Address:	Land east of Salisbury Road, Hungerford	Development Potential:	101 dwellings (5.1ha at 20dph)

Recommendation:

Northern part of the site is recommended as an option for allocation in the DPD. Site is considered an alternative to the sites at Eddington.

Justification:

The site is well located for access to facilities and services in Hungerford, particularly to schools. The landscape assessment states that little harm to the AONB would be created by developing this site, subject to limiting the developable area and appropriate mitigation measures.

Discussion:

Site Description:

The site is located to the south of Hungerford adjacent to new residential development that was allocated in the WBDLP. The site is currently in agricultural use. The whole site area is 27 hectares but only part is proposed for development.

Landscape:

The Landscape Assessment indicates that a smaller area between Salisbury Road and the school might be possible. This may have a beneficial effect in softening the southern edge of Hungerford. It is important that development on this site does not link visually and physically with any development on HUN 022 as the cumulative effect would result in greater harm to the AONB.

Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features.

- Creation of a woodland buffer to define the new edge of the settlement
- Careful design of the gateway approach
- Retention of views through the site to the wider landscape
- Retention of existing mature tree cover
- Careful design to respect the site's semi-rural location

Flood Risk:

The site is not at risk from flooding

Highways /Transport:

The impact of such as scheme would need to be assessed by a Transport Assessment. Most traffic would travel to and from the site via Hungerford. Access can be obtained onto the A338. The type of junction would need to be considered and the speed limit would need to be relocated south of the site.

The footway would need to be widened alongside the A338 to the site

There are footways and bus stops within the vicinity where bi hourly services pass to Hungerford and Newbury. The site is also within walking and cycling distance of Hungerford.

Ecology:

No issues identified

Archaeology:

Potentially significant archaeological interest, Aerial photographic evidence for range of features including a circular enclosure. Further assessment required.

Education:

Local primary provision is at capacity, but there are spaces at John O'Gaunt.

Environmental Health:

No issues identified

Site Selection – Site Commentary

Minerals and Waste:

No issues identified

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

Site is within groundwater source protection zones 2 and 3

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development. A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. A drainage strategy would be required

Parish Council:

The Town Council raised concern with developing sites to the south of the town. Traffic implications of sites of this size are also a serious concern as all of the traffic would need to go through the town centre and exacerbate the existing issues. The site is seen as being a long way from the existing centre of Hungerford and not easily accessible. Development currently reaches the crest of the hill and the Town Council do not feel it should go any further. It was acknowledged that the site was close to the secondary school, but the distance to the town centre was seen as too great to overcome this.

SA/SEA:

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 landscape impact assessment of development on this site shows that it would not be appropriate to develop this entire site, and any design would need to incorporate the suggested mitigation.

Proposed development (from SHLAA submission):

The site had been promoted for approximately 250 homes at a density of 30 dwellings per hectare, with possible provision for primary school and retirement or care home. The land is available immediately.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN008	Site Address:	Hungerford Trading Estate
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Development Potential:	11 dwellings (0.56ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Protected employment area
- Flood risk (FZ2, groundwater and surface water)
- AONB

Exclude from site selection due to location within protected employment area

Site Assessment

Parish Council consultation response:	Site is considered by some of the landowners to be third tier industrial units. Some units are currently vacant and there does not appear to be a rush to redevelop the site. HGV movements to the site can cause issues / conflict with the surrounding residential development. The site is no working effectively as an employment site at present but it could in the future.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	Adjacent to FZ3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Due to location in the AONB a landscape assessment would be required
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN011	Site Address:	Land off Marsh Lane, Hungerford, RG17 0QN
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Development Potential:	21 dwellings (0.83ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Adjacent to SSSI - Loss of allotments - Flood risk (adjacent to FZ3, FZ2 and groundwater). Although the site does not have a history of flooding there is evidence of the site becoming boggy and wet. - AONB - Relationship to existing centre of settlement - Proximity to railway line
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Site Assessment

Parish Council consultation response:	Access is a significant constraint. The Town Council would not like to see this site developed. The area has a very rural feel and is popular with walkers. Flooding issues are of great concern, especially given the proximity to the canal. Development here could exacerbate the flooding risk. During Winter 2013/14 the site did not actually flood, although the water levels were high enough for it to be close. The site was very boggy.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Landscape assessment has not taken place as site assessed as not currently developable in SHLAA.
SHLAA Assessment	Not Currently developable	Y	Character of the area, access and proximity to the canal.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is separated from settlement boundary by railway line

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Huingerford
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Site ID:	HUN012	Site Address:	Land off Smitham Bridge, Hungerford, RG17 0JB
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Development Potential:	42 dwellings (2.1ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Flood zone 3 - Access
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Site Assessment

Parish Council consultation response:	<p>Access is a significant constraint. The Town Council would not like to see this site developed. The area has a very rural feel and is popular with walkers. Flooding issues are of great concern, especially given the proximity to the canal. Development here could exacerbate the flooding risk. During Winter 2013/14 the site was flooded for a period of time.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Approximately half the site is in flood zone 3. There is evidence that the site was flooded during Jan/Feb 2014.
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	Assessment required	Assessment has not taken place as site assessed as not currently developable in SHLAA
SHLAA Assessment	Not Currently developable	Y	Flood risk and access issues
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Separated from the settlement boundary by the railway line.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN013	Site Address:	Charnham Park, Hungerford
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Development Potential:	6 dwellings (0.28ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Protected employment land
- AONB

Site Assessment

Parish Council consultation response:	This site is within a Protected Employment area. Charnham Park is seen as a good quality reemployment site and development of residential sites could set a precedent and would not be acceptable to the Town Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	Landscape assessment has not been carried out as the site is not considered suitable for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	Protected employment area.
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN014	Site Address:	Charnham Park, Hungerford
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Development Potential:	8 dwellings (0.39ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- Protected employment area
 - AONB

Site Assessment

Parish Council consultation response:	This site is within a Protected Employment area. Charnham Park is seen as a good quality reemployment site and development of residential sites could set a precedent and would not be acceptable to the Town Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	Landscape assessment has not been carried out as the site is not considered suitable for development.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	Y	Protected employment area
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN015	Site Address:	Land at Bath Road, Eddington
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Development Potential:	7 dwellings (0.33ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - AONB - Flood risk (ground water) - Distance from local amenity space and play facilities - Oil pipeline

Site Assessment

Parish Council consultation response:	The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. All sites have easy access to the M4, which would help to reduce congestion through the centre of Hungerford itself. These sites are within walking distance of the town centre.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	SSSI site is across the A4 from the site
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	The landscape assessment indicates development on this site would be acceptable.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and location	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is adjacent to the Eddington settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Settlement Boundary		A	Adjacent to the Eddington settlement boundary
Land use	Previously Developed Land	N	Garden
	Protected Employment Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	A	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4, meaning there is potential for air pollution issues on the site
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Site together with HUN005, HUN020, HUN003 and HUN006 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	Y	The site is some way from the railway station but there are bus stops within the vicinity where bi-hourly services pass between Hungerford and Newbury
	Footways/Pavements	Y	Roads throughout Hungerford have pavements.
Landscape	AONB	Y	
	Located within an area of high landscape sensitivity (from Core Strategy LSS)	N/A	
	Other		

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown / Adjacent	Comments	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Buildings would need bat surveys if they were to be lost
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y	Site is not that well related to Hungerford, but is adjacent to the Eddington settlement boundary.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Some archaeological potential on the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs under the site
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
AWE Consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN003, HUN020, HUM005, HUN006		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN015	Site Address:	Land at Bath Road, Eddington	Development Potential:	7 dwellings (0.33ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Ready access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	+	There are sports facilities within Hungerford		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Adjacent to Biodiversity Opportunity Area	Buildings would need bat surveys if they were to be lost	Unlikely to be impact on environmental sustainability if mitigated in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Development would retain the pattern of small scale development at Eddington.	Would need careful design to respect the site's semi-rural location opposite the Kennet Valley and role as part of the gateway to the settlement and to avoid detracting from the thatched property.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact as scale is in keeping with existing settlement pattern.	Design would need to consider impact on thatched property.	Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Some archaeological potential on the site	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	Proximity to A4 could lead to air quality issues	Mitigation measures could be included in design, e.g.inclusion of buffer zones	The negative impact on environmental sustainability from proximity to the A4 would need to be addressed and mitigated in the design of any development.
	Will the site be at risk from or impact on noise levels?	-	Potential noise impact from adjacent A4	Mitigation measures could be included in design, e.g.inclusion of buffer zones	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land. The site is a residential garden		Negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Implementation of sustainable urban drainage systems to mitigate flood risk	Flood risk can have a negative impact on all elements of sustainability. Mitigation measures reduce this impact.

Summary

There are no significant sustainability effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. Development would need careful design in accordance with the recommendations of the Landscape Sensitivity Assessment.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN015	Site Address:	Land at Bath Road, Eddington	Development Potential:	7 dwellings (0.33ha at 20dph.

Recommendation:

This site is recommended for inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.

Justification:

The site is reasonably well located for access to facilities and services in Hungerford, although not as well related as sites adjacent to Hungerford itself. This site is of a scale that would be compatible with adjacent development in Eddington. Given the scale of potential development it is recommended that inclusion within the settlement boundary could be more appropriate than allocation.

Discussion:

Site Description:

This small site is located adjacent to the settlement boundary of Eddington to the north of Hungerford. It is residential garden site located immediately to the north of the A4

Landscape:

The Landscape Sensitivity Assessment indicates that, with careful design, the development would result in little harm to the natural beauty of the AONB. Development on this site would be of a scale that is in keeping with the existing development pattern at Eddington. The design would need to take the oil pipeline into consideration.

Flood Risk:

The site is in flood zone 1. The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

The traffic impact on the site together with HUN015, HUN020, HUN005 and HUN006 would need to be accessed via a Transport Assessment

Ecology:

Buildings would need bat surveys if they were to be lost

Archaeology:

Some archaeological potential on the site. Further assessment required.

Education:

Local primary provision is at capacity, but there are spaces at John O’Gaunt

Environmental Health:

Noise survey would be required

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

No water supply or wastewater infrastructure issues envisaged

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they

Site Selection – Site Commentary

have easy access to the M4 without contributing to congestion through Hungerford town centre.

SA/SEA:

There are no significant sustainability effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. All of this means that there would be a positive impact on sustainability. Development would need careful design in accordance with the recommendations of the Landscape Sensitivity Assessment.

Proposed development (from SHLAA submission):

The proposal is for amendment of the settlement boundary in this location.

There has been an application (12/01982/FULD) for two dwellings on this site which was refused and dismissed at appeal. The main grounds for refusal were that the development was contrary to policy and the potential harm to the AONB. The Inspector commented on the inappropriate design of the proposal but stated that the suitability of the appeal site for housing might have to be considered in the longer term as part of the ongoing review of the delivery of new houses in the District.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN016	Site Address:	The Priory and Platt Court, Hungerford
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Development Potential:	41 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

- Site has planning permission

Site Assessment

Parish Council consultation response:	Town Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN017	Site Address:	Fairfields, Hungerford
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Development Potential:	22 dwellings (0.36ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- AONB
 - Flood risk (Groundwater, critical drainage area)

Development of the site would be redevelopment of existing dwellings.

Site Assessment

Parish Council consultation response:	Town Council did not comment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN018	Site Address:	North View Heights, Hungerford
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Development Potential:	14 dwellings (0.24ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
 - AONB
 - **Development likely to replace existing**

Site Assessment

Parish Council consultation response:	Town Council did not comment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN020	Site Address:	Hungerford Garden Centre, Bath Road, Hungerford, RG17 0HE
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Development Potential:	17 dwellings (0.86ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Relationship to settlement without other sites coming forward - Flood risk (groundwater) - AONB - Oil pipeline
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Site Assessment

Parish Council consultation response:	The Town Council commented on this site along with HUN005, HUN006, HUN015 and HUN020. All sites have easy access to the M4, which would help to reduce congestion through the centre of Hungerford itself. These sites are within walking distance of the town centre. This site is previously developed land. Would not like to lose the Garden Centre.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	SSSI site is across the A4 from the site
	SAC	A	SAC is across the A4 from the site
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape assessment indicates that development on this site would be acceptable.
SHLAA Assessment	Not Currently developable/ within settlement boundary	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is close to the Eddington settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Settlement Boundary		N	Close to Eddington Settlement boundary, but separated by other potential sites.
Land use	Previously Developed Land	Y	Garden Centre
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4 which could lead to air quality issues
	Contaminated Land	U	Current land use as a garden centre could leave some contamination.
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Site together with HUN015, HUN005, HUN003 and HUN006 could accommodate up to 82 houses that will generate circa 492 daily vehicle movements including circa 49 during the 08.00 to 9.00 am peak. The impact of all these sites would need to be assessed via a Transport Assessment
	Public Transport network	U	The site is some way from the railway station but there are bus stops within the vicinity where bi-hourly services pass between Hungerford and Newbury
	Footways/Pavements	Y	Roads throughout Hungerford have pavements.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is poorly related to Hungerford, although is adjacent to the Eddington settlement boundary.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Flint tools have been found on the site. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs under the site
	Water supply	Y	Thames Water do not envisage any infrastructure concerns
	Wastewater	N	Thames Water have concern regarding wastewater capability
AWE Consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN005, HUN003, HUN015, HUN006		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN020	Site Address:	Hungerford Garden Centre, Bath Road, Hungerford, RG17 0HE	Development Potential:	17 dwellings (0.86ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Easy access to countryside and relatively accessible to facilities in Hungerford		The site's location to the east of Eddington, north of Hungerford, provides opportunities for walking and cycling but is not as readily accessible to sports and other facilities in the town as sites adjacent to Hungerford itself. In terms of environmental and social sustainability, development of the site would have a slightly positive impact.
	Will it increase opportunities for access to sports facilities?	0	Some distance from main sports provision in Hungerford		
	Will it protect and enhance green infrastructure across the district?	0	No adjacent rights of way		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is some distance from the primary and secondary schools but close to employment opportunities in Charnham Park		The site is located some distance from education facilities. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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, although not as accessible to these as some of the sites adjacent to Hungerford itself. There are a number of local buses serving Hungerford, and a train station with services to Newbury,		Likely to have positive impact on social and environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Reading and London Paddington, as well as to the west.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Site is adjacent to busy road.	Opportunity for mitigation to improve road safety	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Proximity to SSSI and SAC, on opposite side of A4.		Any Impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Redevelopment with more sympathetic building materials and internal tree planting may reduce the current visual impact.	Would require sensitive treatment as the site is a prominent part of the gateway along the A4 into Hungerford. Should be inclusion of significant tree planting and a soft frontage to the A4.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Redevelopment with more sympathetic building materials and internal tree planting may reduce the current visual impact.		Unlikely to have significant impact on environmental or social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Flint tools have been found on the site	Further archaeological investigation required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	-	Proximity to A4 could lead to air quality issues	Mitigation measures could be included in design, e.g.inclusion of buffer zones	The negative impact on environmental sustainability from proximity to the A4 would need to be addressed and mitigated in the design of any development.
	Will the site be at risk from or impact on noise levels?	-	Potential noise impact from adjacent A4	Mitigation measures could be included in design, e.g.inclusion of buffer zones	
	Will there be an impact on soil quality?	?	Could be soil quality issues given current use as garden centre		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Previously developed land		Positive impact on environmental sustainability as it is a brownfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on building materials, construction, design and transport issues.	Mitigation could include Transport assessment/Travel Plans	Without consideration of sustainability construction techniques, development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Ground water emergence zone, potential ground water and surface water flood risk, although no evidence of flooding	Implementation of sustainable urban drainage systems to mitigate flood risk	Flooding can have a negative impact on all elements of sustainability.

Summary

There are no significant sustainability effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land and there are opportunities for sensitive design to reduce the current visual impacts on this prominent part of the gateway along the A4 into Hungerford. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN020	Site Address:	Hungerford Garden Centre, Bath Road, Hungerford, RG17 0HE	Development Potential:	17 dwellings (0.86ha at 20dph)

Recommendation:

This site to be considered for allocation or inclusion within the settlement boundary. Sites at Eddington are considered an alternative to a site to the south of Hungerford.

Justification:

The site is reasonably well located for services, employment and public transport options. The site is previously developed land. The landscape assessment states that little harm to the AONB would be created by developing this site, and there is potential for reducing the current visual impact.

Discussion:

Site Description:

The site is currently in use as a garden centre and is therefore a brownfield site. It lies immediately to the north of the A4 in Eddington, to the north of Hungerford.

Landscape:

The Landscape Sensitivity Assessment indicates that development would result in little harm to the natural beauty of the AONB and, with sensitive design and internal tree planting may reduce the current visual impact on this prominent part of the gateway along the A4 into Hungerford.

Development on this site would be of a scale that is in keeping with the existing development pattern at Eddington.

Flood Risk:

The site is in flood zone 1. The site is in a ground water emergence zone. SuDS techniques would need to be included to mitigate against the potential impact of flooding should the site be developed.

Highways /Transport:

The traffic impact of the site together with HUN015, HUN020, HUN005 and HUN006 would need to be accessed via a Transport Assessment

Ecology:

No issues raised

Archaeology:

More Information needed

Education:

Local primary provision is at capacity, but there are spaces at John O’Gaunt

Environmental Health:

Noise survey would be required

Minerals and Waste:

Site partially underlain by gravel and therefore Policies 1 and 2 of Replacement Minerals Local Plan for Berkshire are relevant

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support

Site Selection – Site Commentary

demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. A drainage strategy would be required.

Parish Council:

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre. They would not, however, like to lose the garden centre

SA/SEA:

There are no significant sustainability effects. The site is reasonably well located for services, education and public transport options, although not as well related as other sites adjacent to Hungerford itself. It is close to employment opportunities to the north of Hungerford, but some distance from education facilities. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside. The site is previously developed land and there are opportunities for sensitive design to reduce the current visual impacts on this prominent part of the gateway along the A4 into Hungerford. There could be negative environmental impacts from the proximity to the A4 but these could potentially be mitigated by good design.

Proposed development (from SHLAA submission):

Suggested could be allocated for a range of purposes to meet locally identified need. Site could be suitable for housing, employment retail or leisure uses. Suggested that settlement boundary be revised to include Veterinary Hospital and Hungerford Garden Centre site.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN021	Site Address:	Five Bar and Grill / The Lamb, Charnham Street, Hungerford, RG17 0EP
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Development Potential:	7 dwellings (0.33ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: <ul style="list-style-type: none"> - Flood risk (groundwater, surface water) - AONB - TPOs - Conservation area and listed building

Site Assessment

Parish Council consultation response:	Town Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		P	Partly within the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Racehorse Industry	N	Pub garden, and meadow
	Previously Developed Land	N	
Flood risk	Flood Zone 2	A	
	Groundwater flood risk	Y	Ground water emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	Highways no consulted on this site.
	Public Transport network	Y	There are a number of public transport opportunities available in Hungerford
	Footways/Pavements	Y	There are pavements through the town
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	N	
	Rights of Way	N	
	Play areas	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	A	
	Nature Reserve	N	
Relationship to surrounding area	Other (eg. BOA)	A	Adjacent to Biodiversity Opportunity Area
	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	

Site Selection – Site Assessment

Heritage impact	Archaeology	Y	Within the historic core of Hungerford. Further assessment required.
	Conservation area	Y	
	Listed buildings	Y	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	N	
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Comments/site visit notes:

Consider as part of settlement boundary review.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN021	Site Address:	Five Bar and Grill / The Lamb, Charnham Street, Hungerford, RG17 0EP	Development Potential:	7 dwellings (0.33ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside and is close to local services and facilities which would enable walking and cycling.		The site's location to the north of Hungerford 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.
	Will it increase opportunities for access to sports facilities?	+	There are sports facilities available within Hungerford.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Access to education, the town centre, Charnham Park employment area and the mainline train station.		The site is located close to some areas of employment and education as well as other services and facilities within Hungerford. This location provides easy access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.		Access to public transport is good. The site's proximity to local services and facilities will encourage walking or cycling. This could lead to a positive impact on social and environmental sustainability, but is unlikely
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					to have any impact on economic sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Adjacent to local wildlife site. TPO's on site		Unlikely to have a significant negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	Site well contained, partly within the settlement boundary		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	In Conservation Area and listed buildings	Sensitive design would be required.	In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the Conservation Area in any design. In addition, further archaeological assessment work should be undertaken, prior to the commencement of any development.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Within the historic core of Hungerford. Further assessment required.		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	PDL- grounds of pub		The site is considered to have a slightly positive impact as it is PDL
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change					sustainability.
	Will the site be subject to / at risk from flooding	-	Adjacent to flood zone 3 and 2. Groundwater emergence zone. Risk of surface water flooding.	SUDs would need to be provided.	Flood risk on the site means that there could be a negative impact on all elements of sustainability.

Summary

There are no significant sustainability effects. The site is well located for services, employment and public transport options, although educational facilities are to the south of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which gives a positive sustainability impact. The site is at risk from surface water and groundwater flooding, although with suitable mitigation the potential negative sustainability impact should be minimised.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Hungerford

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN021	Site Address:	Five Bar and Grill / The Lamb, Charnham Street, Hungerford, RG17 0EP	Development Potential:	7 dwellings (0.33ha at 20dph)

Recommendation:

The site is not recommended for allocation. It will be considered through the settlement boundary review.

Justification:

The site is small, and development has already taken place on the part of the site within the settlement boundary. The site is close to local services and facilities in the centre of Hungerford.

Discussion:

Site Description:

The site is located to the east of Hungerford. Partly within the settlement boundary. It is close to local services and facilities within Hungerford Town Centre.

Landscape:

The site is in the AONB. It is small and well contained, partly within the settlement boundary so it unlikely to impact on the character of the AONB.

Flood Risk:

The site is in flood zone 1. It is adjacent to flood zones 2 and 3, within a surface water flood zone and in a groundwater emergence zone. SUDs would need to be provided.

Highways /Transport:

No comments have been made on this site.

The site is close to Hungerford railway station and a regular bus service passes near to the site.

Ecology:

No comments made on this site

Archaeology:

The site is within the historic core of Hungerford, in the conservation area. Further assessment would be required.

Education:

Local primary school provision is at capacity. No comments have been made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. High risk of contamination to groundwater.

Thames Water:

TW were not consulted on this site.

Parish Council:

The Town Council did not comment on this site

Site Selection – Site Commentary

SA/SEA:

There are no significant sustainability effects. The site is well located for services, employment and public transport options, although educational facilities are to the south of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which gives a positive sustainability impact. The site is at risk from surface water and groundwater flooding, although with suitable mitigation the potential negative sustainability impact should be minimised.

Proposed development (from SHLAA submission):

A number of planning applications have been made on this site. The most recent application for two new dwellings (13/03164/OUT) was refused in December 2013.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN022	Site Address:	Land to the west of Salisbury Road, Hungerford
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Development Potential:	53 dwellings (2.63ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Landscape Assessment indicates only part of the site is suitable for development
- Water supply

Site Assessment

Parish Council consultation response:	Town Council concerned with development going south of the town, especially in relation to the amount of traffic that could be generated that would need to travel through the town centre. A reservoir is located beneath HUN022. The site is a long way out of the existing centre and not easily accessible. Concern about the impact on the views within the AONB. While the site is close to the school, the distance to the town centre outweighs this benefit.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Only part of the site is considered suitable for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	The site has been assessed alongside HUN028. Access can be obtained onto the A338 via the existing roundabout. The roundabout would need to be enlarged to provide a fourth arm. There may be potential for an access from Chilton Way or Bourne Vale to the north, however, there would be concern over traffic using the Chilton Way / Church Way junction as it has poor visibility.
	Highway network suitability	U	The site has been assessed alongside HUN028. Development of the two sites would be likely to generate 774 daily vehicle movements, including about 77 during the 08:00 to 09:00 AM peak. The impact would need to be assessed through a Transport Assessment.
	Public Transport network	Y	There are a number of public transport options available in Hungerford
	Footways/Pavements	Y	There are pavements throughout Hungerford
Landscape	Located in AONB	Y	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species		
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Ancient field system on site and Iron Age activity to the north of the site. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern regarding water supply capability, in particular water resource capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater.
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: HUN026, HUN028, HUN007		The Landscape Assessment states that any development must not visually of physically link with HUN007.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN022	Site Address:	Land to the west of Salisbury Road, Hungerford	Development Potential:	53 dwellings (2.63ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside and is close to local services and facilities which would enable walking and cycling.		The site's location to the south of Hungerford 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.
	Will it increase opportunities for access to sports facilities?	+	There are sports facilities available within Hungerford.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There is access to education, employment and a wide range of facilities.		The site is located close to education facilities as well as other services and facilities within Hungerford. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.		The site's proximity to local services and facilities will encourage walking or cycling. This could lead to a positive impact on social and environmental sustainability, but is unlikely to have any impact on economic sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Improvements to road safety could be made.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	Unlikely to have an impact		Development without the mitigation measures set out

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?				in the Landscape Assessment would have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development over the whole site would result in significant harm to the natural beauty of the AONB	Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features. <ul style="list-style-type: none"> • Creation of a woodland buffer to define the new edge of the settlement • Careful design of the gateway approach • Retention of views through the site to the wider landscape • Careful design to respect the site's semi-rural location • Retention of open landscape corridor to the river Shalbourne • Extensive internal native tree planting to soften views from North Standen Road 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		In order to maintain the level of social and environmental sustainability of the area, any potential development should consider the impact on the wider AONB.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Probable Medieval field system & nearby prehistoric activity	Further investigation required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield land		The site could have a negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	An FRA and SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant sustainability effects. 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 of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability. The landscape assessment indicates that only part of the site would be suitable for development and a number of mitigation measures would be required to ensure development did not have a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Hungerford

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN022	Site Address:	Land to the west of Salisbury Road, Hungerford	Development Potential:	52 dwellings (2.6ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation.

Discussion:

Site Description:

The site is located to the south west of Hungerford, close to local services and facilities, and open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that approximately half the site (to the north) would be suitable for development. The mitigation measures set out in the assessment would need to be adhered to. The landscape assessment states that there must be no visual or physical link between any development at this site and HUN007.

Flood Risk:

The site is in flood zone 1. An FRA would be required and SUDs would need to be provided.

Highways /Transport:

The transport impact would need to be assessed through a transport assessment. Access could be taken from the existing roundabout on the A338, although the roundabout would need to be enlarged to provide a fourth arm.

Ecology:

No known ecological issues.

Archaeology:

There is an ancient field system on the site and Iron Age activity just to the north. Further assessment would be required.

Education:

Local primary school provision is at capacity. There is capacity at the secondary school.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is in SPZ2, there is a high risk of contamination to groundwater.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is 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.

Site Selection – Site Commentary

A detailed water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

Town Council concerned with development going south of the town, especially in relation to the amount of traffic that could be generated that would need to travel through the town centre. A reservoir is located beneath HUN022. The site is a long way out of the existing centre and not easily accessible. Concern about the impact on the views within the AONB. While the site is close to the school, the distance to the town centre outweighs this benefit.

SA/SEA:

There are no significant sustainability effects. 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 of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability. The landscape assessment indicates that only part of the site would be suitable for development and a number of mitigation measures would be required to ensure development did not have a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The north eastern part of the site (by the water works, totalling 3.75ha) is proposed for development. Advance planting is proposed along the southern and western edges to help define the area.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN023	Site Address:	The Oakes and St Johns Ambulance, Off Station Road, Hungerford
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Development Potential:	17 dwellings (0.29ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Protected employment area

Site Assessment

Parish Council consultation response:	The Town Council did not comment on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	Y
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN024	Site Address:	The Three Swans Hotel, High Street, Hungerford
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Development Potential:	13 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

- Site has planning permission

Site Assessment

Parish Council consultation response:	Town Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN025	Site Address:	Our Lady of Lourdes, Hungerford
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Development Potential:	14 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

- Site has planning permission

Site Assessment

Parish Council consultation response:	Town Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	n/a	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN026	Site Address:	Land at north Standen Road, Hungerford
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Development Potential:	159 dwellings (7.79ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.

Site Assessment

Parish Council consultation response:	The topography of the site would make it difficult to develop, especially the larger of the two sites. Any development would be predominant in the view of the AONB.
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	P	Part of the site is in FZ3	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is not adjacent to the settlement boundary.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN027	Site Address:	The Triangle Field, Adjoining the former Priory, Priory Road, Hungerford
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Development Potential:	95 dwellings (4.7ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- The site is currently unavailable, under long term lease (at least 15 years) therefore, the site will not be further assessed at this time.

Site Assessment

Parish Council consultation response:	This site is seen as a vital facility and recreation area for the town. Concern raised about the comment within the SHLAA regarding the site's available, as The Town Council have a long term lease for the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	A Landscape assessment would be required should the site be considered for allocation in the future.
SHLAA Assessment	Not Currently developable	Y	Site is subject to a long term lease and so it not available at this time.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN028	Site Address:	Land south of Chilton Way, Hungerford
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Development Potential:	76 dwellings (3.78ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
 - AONB – only part of the site is considered suitable for development

Site Assessment

Parish Council consultation response:	The Town Council did not comment on this site as it was submitted after the consultation events. However, the comments on HUN026 and HUN022 are listed below as they are relevant to the location of this site. HUN022 – concern with development taking pace to the south of Hungerford, especially in relation to traffic generation through the town centre. There is a reservoir below HUN022. HUN026 – Topography of the site could make it difficult to develop. Development would be prominent in the views of within the AONB. Development on the site would need to be carefully considered, along with the density.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Part of the site is considered suitable for development
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	The site has been considered alongside HUN022. Access can be obtained onto the A338 via the existing roundabout. The roundabout would need to be enlarged to provide a fourth arm. There may be potential for an access from Chilton Way or Bourne Vale to the north, however, there would be concern over traffic using the Chilton Way / Church Way junction as it has poor visibility.
	Highway network suitability	U	The site has been assessed alongside HUN022. Development of the two sites would be likely to generate 774 daily vehicle movements, including about 77 during the 08:00 to 09:00 AM peak. The impact would need to be assessed through a Transport Assessment.
	Public Transport network	Y	There are a number of public transport options available in Hungerford
	Footways/Pavements	Y	There are pavements throughout Hungerford
Landscape	Located in AONB	Y	
	Located within an area of High	N/A	

Site Selection – Site Assessment

	Landscape Sensitivity (<i>from Core Strategy LSS</i>)		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Archaeological assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern regarding water supply capability, in particular water resource capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ2
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> HUN022, HUN026, HUN001, HUN008		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HUN028	Site Address:	Land south of Chilton Way, Hungerford	Development Potential:	76 dwellings (3.78ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside and is close to local services and facilities which would enable walking and cycling.		The site's location to the south of Hungerford 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.
	Will it increase opportunities for access to sports facilities?	+	There are sports facilities available within Hungerford.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There is access to education, employment and a wide range of facilities.		The site is located close to education facilities as well as other services and facilities within Hungerford. This location provides access to the strategic road network. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.		The site's proximity to local services and facilities will encourage walking or cycling. This could lead to a positive impact on social and environmental sustainability, but is unlikely to have any impact on economic sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	0	A Tree Preservation Order is adjacent to the site		Development of the site without the mitigation

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?				measures outlined in the landscape assessment would have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Development over the whole site would result in significant harm to the natural beauty of the AONB	Development on a smaller part of this site should be subject to the following conditions and protection and enhancement of the following features. <ul style="list-style-type: none"> • Creation of a woodland buffer to define the new edge of the settlement • Careful design of the gateway approach • Retention of views through the site to the wider landscape • Careful design to respect the site's semi-rural location • Retention of open landscape corridor to the river Shalbourne • Extensive internal native tree planting to soften views from North Standen Road 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is poorly related to the exiting settlement pattern.	Development of adjacent sites would be required to link this site to the existing build environment.	Development would have a negative impact on environmental sustainability, by changing the character of the area. Mitigation would require other neighbouring sites to be developed.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Probable Medieval field system & nearby prehistoric activity		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Groundwater emergence zone	An FRA and SUDs would be required.	Flood risk on the site means that there could be a negative impact on all elements of sustainability without mitigation measures.

Summary

There are no significant sustainability effects. 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 of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability. The site is located in the AONB, without development in line with the recommendations in the landscape assessment there would be a negative impact on environmental sustainability. The site is not located adjacent to the settlement boundary, meaning without other sites being developed the development of this site would have a negative impact on environmental sustainability. The site is within a groundwater emergence zone. Mitigation measures would be required to ensure there would not be a negative impact on all elements of sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Hungerford

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
Site ID:	HUN028	Site Address:	Land south of Chilton Way, Hungerford	Development Potential:	76 dwellings (3.78ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site does not relate as well to the existing residential development as other sites around Hungerford, therefore, other sites are considered more appropriate for allocation.

Discussion:

Site Description:

The site is located to the south west of Hungerford, close to local services and facilities, and open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development of the north west part of the site would be acceptable, subject to the mitigation measures set out in the assessment.

Flood Risk:

The site is in flood zone 1. The river Shelburne runs through the site, an 8m buffer between the river and any development would be required. The site is within a groundwater emergence zone. An FRA would be required and SUDs would need to be provided.

Highways /Transport:

The transport impact would need to be assessed through a transport assessment. Access could be taken from the existing roundabout on the A338, although the roundabout would need to be enlarged to provide a fourth arm.

Ecology:

A 6m corridor would be required along the ditch edge to protect Water Voles.

Archaeology:

Probably medieval field system and nearby prehistoric activity. Further assessment would be required.

Education:

Local primary school provision is at capacity. There is capacity at the local secondary school.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No know mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is in SPZ2, there is a high risk of contamination to groundwater.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is 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 be required.

Site Selection – Site Commentary

No wastewater infrastructure issues envisaged.

Parish Council:

The Town Council did not comment on this site as it was submitted after the consultation events. However, the comments on HUN026 and HUN022 are listed below as they are relevant to the location of this site.

HUN022 – concern with development taking pace to the south of Hungerford, especially in relation to traffic generation through the town centre. There is a reservoir below HUN022.

HUN026 – Topography of the site could make it difficult to develop. Development would be prominent in the views of within the AONB. Development on the site would need to be carefully considered, along with the density.

SA/SEA:

There are no significant sustainability effects. 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 of open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of which give a positive impact on sustainability. The site is located in the AONB, without development in line with the recommendations in the landscape assessment there would be a negative impact on environmental sustainability. The site is not located adjacent to the settlement boundary, meaning without other sites being developed the development of this site would have a negative impact on environmental sustainability. The site is within a groundwater emergence zone. Mitigation measures would be required to ensure there would not be a negative impact on all elements of sustainability.

Proposed development (from SHLAA submission):

The site is proposed as one of several sites to come forward together (HUN001, HUN022 and HUN026).

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN001	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury
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Development Potential:	65 dwellings (3.2ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

The Landscape Assessment indicates that development in this location would not be acceptable.

Site Assessment

Parish Council consultation response:	Kintbury Parish Council were concerned that the site was not well related to the existing settlement, and that development of the site would be highly visible from the surrounding area including the A4.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape assessment indicates that development of this site would not be acceptable.
SHLAA Assessment	Not currently developable	Y	Landscape assessment indicates that development of this site would not be acceptable.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN002	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury
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Development Potential:	59 dwellings (2.9ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Relationship to existing settlement

Site Assessment

Parish Council consultation response:	The parish council are not keen for this site to be developed as it would lead to the extension of the village to the east. The developer has spoken to the parish council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Unknown. Landscape Assessment not undertaken as the site was assessed as not currently developable in the SHLAA.
SHLAA Assessment	Not currently developable	Y	Poorly related to existing residential development
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN004	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury
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Development Potential:	18 (0.89ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only a limited part of the site is considered suitable for development
- Flood risk (groundwater)

Site Assessment

Parish Council consultation response:	<p>This site has a long history of proposals for development. Concern from the Parish Council that the road would need to be widened and potential issues with Burtons Hill. The pavement through the village is intermittent.</p> <p>The Parish Council felt that development of this site would change the character of the village and would just be creating development. This site (along with KIN001) is the first part of the countryside as you leave the village.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. The site is prominent in views to the east and across the valley to the north. The Landscape Assessment indicates that only part of the site is suitable for development. The site area and development potential of the site have taken this into account.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Inappropriate in scale to the role and function of the settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Protected Employment Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	U	No comments made on this site
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford.
	Footways/Pavements	U	There are narrow intermittent pavements through the village.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (Eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the existing settlement, although is on the opposite side of the road to the majority of development in the village. Development is only suitable in a linear line along Newbury Street (due to landscape impact).
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Romano-British Villa and Mesolithic site to the south east of the site. Further assessment required.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN001		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN004	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury	Development Potential:	18 (0.89ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to the canal. Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on
	Will it conserve and	-	The site is located within the AONB.	Landscape Assessment	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		The Landscape Assessment indicates that development of this site would only be acceptable in a limited area - as linear development along Irish Hill Road to match the settlement pattern in the conservation area.	indicates the following protection / enhancement would be required: <ul style="list-style-type: none"> - retention of existing trees and hedgerows and replacement of the conifer hedges - consideration of views from the surrounding countryside and new planting to integrate the buildings into the landscape - consideration of the scale of any new development against the overall size of the settlement and aspirations to limit expansion 	environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to the existing settlement, so provided only a small area of the site is developed, unlikely to have an impact on the character of the built environment.		Development of the site is unlikely to have a significant impact on any element of sustainability, subject to further assessment of the impact of development on archaeological material.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is a British Romano villa and a Mesolithic site to the south east of the site	Further assessment is required as to the impact development could have on the archaeological material.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?				
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within groundwater emergence zone but there is no evidence of the site ever having flooded	A FRA and appropriate mitigation, including SUDs would need to be provided	Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

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 well related to existing services and facilities within Kintbury with opportunities for walking and cycling and healthy active lifestyles, giving a positive impact on sustainability.

The impact on the landscape could have a negative impact on environmental sustainability. Significant landscape mitigation measure would be required which significantly reduce the area suitable for development. The site is within a groundwater emergence zone, with potential for groundwater flooding which could lead to a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN004	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury	Development Potential:	18 dwellings (0.89ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Development of the site would have an impact on the rural character of this area. Only a very small area of the site is acceptable for development in landscape terms.

Other sites in Kintbury are considered to be more appropriate for development.

Discussion:

Site Description:

The site is located to the north east of Kintbury, close to local services and facilities within the village and close to open countryside.

Landscape:

The site is within the AONB, and the Landscape Assessment indicates that the site would be prominent in views to the east and across the valley to the north. Development of the site as a whole would constitute an unacceptable expansion of the settlement. Linear development could be accommodated along Irish Hill Road to match settlement pattern in the Conservation Area, along with the protection of boundary hedgerows and trees. Mitigation measures that would be required are set out in the landscape assessment.

Flood Risk:

The site is in flood zone 1, although it is within a groundwater emergence zone. A FRA would be required and SUDs would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.

Ecology:

No known ecological issues

Archaeology:

There is a Romano-British Village and Mesolithic site to the south east of the site. Further assessment and evaluation would be required.

Education:

Local primary school provision is close to or at capacity. No comments have been made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is within SPZ2 with a high risk of contamination to groundwater.

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site

Parish Council:

This site has a long history of proposals for development. Concern from the Parish Council that the road would need to be widened and potential issues with Burtons Hill. The pavement through the village is intermittent. The Parish Council felt that development of this site would change the character of the village and would just be creating development. This site (along with KIN001) is the first part of the countryside as you leave the village.

SA/SEA:

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 no significant sustainability issues with this site. The site is well related to existing services and facilities within Kintbury with opportunities for walking and cycling and healthy active lifestyles, giving a positive impact on sustainability. The impact on the landscape could have a negative impact on environmental sustainability. Significant landscape mitigation measure would be required which significantly reduce the area suitable for development. The site is within a groundwater emergence zone, with potential for groundwater flooding which could lead to a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

Proposed development (from SHLAA submission):

The site is proposed for approximately 60 dwellings (over 3.1ha) as a mix of open market and affordable housing (in line with the Core Strategy).

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN005	Site Address:	Kintbury Park Farm, Irish Hill Road, Kintbury
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Development Potential:	42 dwelling s(2.1ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Impact on the landscape character of the AONB.
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Site Assessment

Parish Council consultation response:	The Parish Council are not keen to see these sites developed as they would lead to the village extending to the east. The developer has spoken to the Parish Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Y	Landscape Assessment indicates the site is not suitable for development
SHLAA Assessment	Not currently developable	Y	Landscape Assessment indicates the site is not suitable for development
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN006	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	4 dwellings (0.2ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - AONB - The site would normally be considered as part of settlement boundary review but is being treated as part of the wider allocation with KIN007.

Site Assessment

Parish Council consultation response:	<p>The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		U	This site is being assessed for consideration as part of a wider allocation only. The site would be considered for allocation alongside KIN007.
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicates that the site is suitable for development.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	No comments made regarding access.
	Highway network suitability	U	Comments not made on this site specifically, but comments made on KIN007/09/015 which would be considered similar. Development is not anticipated to significantly impact on the highway network.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford.
	Footways/Pavements	Y	There are narrow intermittent pavements through the village.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity facilities
	Rights of Way affected	N	

Site Selection – Site Assessment

B) Considerations		
Criteria	Yes / No / Unknown	Comments
	Play areas nearby	Y Site is close to facilities for children
Ecology / Environmental / Geological	Protected species	N Within 250m of a great crested newt site BAP Habitat
	Ancient woodland	N
	Tree Preservation Orders	N
	Local Wildlife Site	N Within 250m of Local Wildlife Site (on opposite side of the road)
	Nature Reserve	N
	Other (eg. BOA)	Y Site is within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y Site is quite well related to the existing settlement
	Incompatible adjacent land uses	N
Heritage	Archaeology	N
	Conservation area	N
	Listed buildings	N
	Scheduled Monument	N
Utility Services	Presence of over head cables / underground pipes	N
	Water supply	U TW not consulted on this site
	Wastewater	U TW not consulted on this site
	Groundwater source protection zone (SPZ)	U EA not consulted on this site
AWE consultation Zone	Middle	N
	Outer	N
Proximity to railway line		N
Minerals and Waste	Minerals preferred area	N
	Mineral consultation area	N
	Minerals/Waste site	N
	Other	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN007, KIN009, KIN015	This site would only be allocated as part of a wider site in conjunction with KIN007.
Other (anything else to be considered)		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN006	Site Address:	Land east of Layland Green, Kintbury	Development Potential:	4 dwellings (0.2ha at 20dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is relatively close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway station. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village, all of which have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is within a Biodiversity Opportunity Area and within 250m of a great crested newt site and Local Wildlife Site	Great crested newt survey required	While the site is very small, there would be potential for a negative impact on environmental sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Assessment indicates that development of this site would be acceptable subject to protection and enhancement measures	Landscape assessment indicates the following protection enhancement would be required: - protection and enhancement of boundary hedgerows and trees - protection of the ditch	unless the site was developed in line with the landscape assessment. Landscape Assessment.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is small in scale and development is unlikely to have an impact upon the character of the built environment		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change					impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided	Unlikely to have an impact on any element of sustainability.

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 well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability.

The site is within the AONB close to a site with great crested newts, there is therefore potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN006	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	4 dwellings (0.2ha at 20dph)
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Recommendation:

The site is recommended for allocation as part of a wider allocation with KIN007

Justification:

The site is well related to the existing settlement and local services and facilities.

Discussion:

Site Description:

The site is located to the south of Kintbury, located close to local services and facilities and open countryside.

Landscape:

The site is within the AONB. The Landscape Assessment indicates that development would be acceptable as long as protection and enhancement measures as listed in the assessment are adhered to.

Flood Risk:

The site is within Flood Zone 1. SUDs would need to be provided.

Highways /Transport:

No specific comments have been made for this site. Comments made regarding to KIN007 are considered to be similar to this site. Traffic is not expected to have a significant impact on the wider highway network.

The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.

Bus stops exist nearby that can be reached by pedestrians.

Ecology:

The site is within a Biodiversity Opportunity Area. The site is within 250m of a great crested newt site and a Local Wildlife Site. A great crested newt survey would be required.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

EA not consulted on this site. Comments made on KIN007 are considered to be similar. The site is in SPZ2, with a high risk of contamination to groundwater.

Thames Water:

TW not consulted on this site

Site Selection – Site Commentary

Parish Council:

The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues with this site. The site is well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is within the AONB close to a site with great crested newts, there is potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments.

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN007	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	9 dwellings (0.44ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB
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Site Assessment

Parish Council consultation response:	<p>The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development. Access could be taken from Craven Close; although on street parking is common on this road, which could be an issue.</p>
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	N	Landscape Assessment indicates that the site is suitable for development.
SHLAA Assessment	N	
Land Use	N	
AWE consultation zone	N	
Relative scale in relation to settlement role and function	N	
Within settlement Boundary	N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations		
Criteria	Yes / No / Unknown	Comments
Land use	Previously Developed Land	N
	Racehorse Industry	N
Flood risk	Flood Zone 2	N
	Groundwater flood risk	N
	Surface water flood risk	N
	Critical Drainage Area	N
Contamination / pollution	Air Quality	N
	Contaminated Land	N
	Other	N
Highways / Transport	Access issues	N
	Highway network suitability	Y
	Public Transport network	Y
	Footways/Pavements	U
Landscape	Located in AONB	Y
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A
	Other	N
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y
	Rights of Way affected	N
	Play areas nearby	Y
Ecology / Environmental / Geological	Protected species	N

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	Within 250m of a Local Wildlife Site (on opposite side of road)
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	No comment made on this site
	Wastewater	U	No comments made on this site.
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN006, KIN009, KIN015		
Other (anything else to be considered)	Should be considered in conjunction with KIN006.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN007	Site Address:	Land east of Layland Green, Kintbury	Development Potential:	9 dwellings (0.44ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is relatively close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway station. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village, all of which have a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is within a Biodiversity Opportunity Area and within 250m of a great crested newt site	Great crested newt survey required	While the site is very small, there would be potential for a negative impact on environmental sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Assessment indicates that development of this site would be acceptable subject to protection and enhancement measures	Landscape Assessment indicates the following protection enhancement would be required: - protection and enhancement of boundary hedgerows and trees - protection of the ditch	unless the site was developed in line with the landscape assessment.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is small in scale and development is unlikely to have an impact upon the character of the built environment		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change					impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided	Unlikely to have an impact on any element of sustainability.

Summary

Overall the site is likely to have neutral effect on sustainability, and the SA/SEA does not highlight any significant effect on sustainability.

The site is well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability.

The site is within the AONB close to a site with great crested newts, there is potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN007	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	9 dwellings (0.44ha at 20dph)

Recommendation:

The site is recommended for allocation as part of a wider allocation with KIN006.

Justification:

The site is well related to the existing settlement and local services and facilities.

Discussion:

Site Description:

The site is located to the south of Kintbury, close to local services and facilities including open countryside.

Landscape:

The site is within the AONB. The Landscape Assessment indicates that development would be acceptable as long as protection and enhancement measures as listed in the assessment are adhered to.

Flood Risk:

The site is within Flood Zone 1. SUDs would need to be provided.

Highways /Transport:

The traffic generated is not expected to have a significant impact on the wider highway network.

The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.

Bus stops exist nearby that can be reached by pedestrians.

Ecology:

The site is within a BOA. The site is within 250m of a great crested newt site and a Local Wildlife Site. A great crested newt survey would be required.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No comments made on this site. Comments made on KIN007 are considered to be similar. The site is in SPZ2, with a high risk of contamination to groundwater.

Thames Water:

No comments made on this site.

Parish Council:

The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue

Site Selection – Site Commentary

as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development. Access could be taken from Craven Close; although on street parking is common on this road, which could be an issue.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues with this site. The site is well related to the existing settlement close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is within the AONB close to a site with great crested newts, there is potential for a negative impact on environmental sustainability, unless appropriate mitigation measures are implemented as set out in the assessments.

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN008	Site Address:	Land to the east of Layland Green and south of Holt Road, Kintbury
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Development Potential:	13 dwellings (0.64ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only a small part of the site is considered suitable for development
- Flood risk (ground and surface water)

Site Assessment

Parish Council consultation response:	Parish Council do not wish to see the village extended to the east / south east.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	Potential. The Landscape assessment indicates that only part of the site would be suitable for development. This has been taken into account in the area and development potential indicated for the site.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access would need to come via Craven Close, through KIN007. Consideration of existing on street parking would be required.
	Highway network suitability	Y	Considering the expected size of development it is not anticipated that there would be any significant impacts on the wider highway network.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford.
	Footways/Pavements	U	There are narrow intermittent pavements through the village.
Landscape	Located in AONB	Y	
	Located within a area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	A	Site is more than 800m from play facilities for

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		children.	
Ecology / Environmental / Geological	Protected species	U	The Council's Ecologist has identified that a reptile survey is required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	A	Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN009, KIN007, KIN010, KIN015, KIN005, KIN002		Site is not that well related to the existing settlement without development taking place on some adjacent sites.
Other (anything else to be considered)	Part of the site only should be considered in conjunction with KIN006, KIN007 and KIN009		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN008	Site Address:	Land to the east of Layland Green and south of Holt Road, Kintbury	Development Potential:	13 dwellings (0.64ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are no known protected species on the site.	Reptile survey required	Without mitigation measures as set out in the Landscape Assessment there would be potential for

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Assessment indicates that development of this site would be acceptable on a limited area only	Landscape assessment indicates the following protection enhancement would be required: <ul style="list-style-type: none"> - the small western part of this site and possibly the north edge against the settlement edge could be pursued in conjunction with the sites to the west - Boundary hedgerows and trees - Views from the surrounding countryside would need to be carefully considered - New planting would be important in integrating the buildings into the landscape - Careful design in scale the settlement 	a negative impact on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	If the whole site was developed, there would be an impact upon the landscape, however as the Landscape Assessment has ruled out much of the sit as being suitable, this is unlikely. Nonetheless, impact will depend upon what comes forward		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets on or near to the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve	Will the site be at risk from,	0	Unlikely to have an impact		Development of the site is

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
air, water and soil quality, and minimise noise levels throughout West Berkshire	or impact on, air quality?				unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water and groundwater flooding	A FRA and SUDs would need to be provided.	Flooding can have a negative impact on all elements of sustainability.

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 and cycling, which give a positive impact on sustainability.

The site is within the AONB, the landscape assessment indicates that only a small part of the site would be suitable for development without a significant impact on the character of the landscape and therefore, have a negative impact on environment sustainability. Mitigation measures would be required on the small area of the site to ensure there wasn't a negative impact on sustainability. The site is at risk from ground and surface water flooding, without appropriate mitigation, this would have a negative impact on all elements of sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN008	Site Address:	Land to the east of Layland Green and south of Holt Road, Kintbury	Development Potential:	13 dwellings (0.64ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Only a very small area of the site is suitable for development in landscape terms. The site would need to be developed alongside other sites to improve its relationship to the existing settlement and gain access. Other sites in Kintbury are considered more appropriate for development.

Discussion:

Site Description:

The site is located to the south east of Kintbury, close to local services and facilities including open countryside.

Landscape:

The site is located in the AONB. The Landscape Assessment indicates that only a small area to the west of the site would be appropriate for development. The Landscape Assessment also sets out the mitigation measures that would be required should development take place.

Flood Risk:

The site is in flood zone 1, but at risk from ground and surface water flooding. A FRA would be required and SUDs would need to be provided.

Highways /Transport:

Access to the site would require adjacent sites to be developed.

Considering the expected size of the development, no significant impact on the wider highway network is anticipated.

The site is close to Kintbury railway station which provides links to London and the west country. Bus service number 3 (2 hourly) passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians.

There are local opportunities for walking and cycling within the village. Existing footways are available nearby that the site can connect onto.

Ecology:

Potential for reptiles on the site. A reptile survey would be required.

The site is within in a Biodiversity Opportunity Area.

Archaeology:

No known archaeology issues

Education:

Local primary provision is close to or at capacity. No comments made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Site Selection – Site Commentary

Environment Agency:

No specific comments have been made on this site. The site is in SPZ2, with a high risk of contamination to groundwater.

Thames Water:

No comments have been made on this site

Parish Council:

Parish Council do not wish to see the village extended to the east / south east.

SA/SEA:

There are no significant sustainability issues with this site. The site is close to local services and facilities with opportunities for walking and cycling, which give a positive impact on sustainability. The site is within the AONB, the Landscape Assessment indicates that only a small part of the site would be suitable for development without a significant impact on the character of the landscape and therefore, have a negative impact on environment sustainability. Mitigation measures would be required on the small area of the site to ensure there wasn't a negative impact on sustainability. The site is at risk from ground and surface water flooding, without appropriate mitigation this would have a negative impact on all elements of sustainability.

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN009	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	16 dwellings (0.8ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- AONB
 - Flood risk (ground water)

Site Assessment

Parish Council consultation response:	The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Landscape Assessment indicates development on this site would be acceptable.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	A small part of the site is adjacent to the settlement boundary

*Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access would need to come via Craven Close through KIN007. Consideration of existing on street parking would be required.
	Highway network suitability	Y	Considering the expected size of development it is not anticipated that there would be any significant impacts on the wider highway network.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford.
	Footways/Pavements	U	There are narrow intermittent pavements through the village.
Landscape	Located in AONB	Y	
	Located in an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N	Within 250m of a great crested newt site
	Ancient woodland	N	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is not that well related to the existing settlement without development taking place on adjacent sites.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN007, KIN006, KIN015, KIN010, KIN008	Site is not that well related to the existing settlement without development taking place on some adjacent sites.	
Other (anything else to be considered)	Should only be considered in conjunction with KIN006 and KIN008 (in part) and KIN007		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN009	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	16 dwellings (0.8ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is within 250m of a great crested newt site BAP Habitat. The site also falls within a Biodiversity Opportunity Area	Great crested newt survey required	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Assessment indicates that development of this site would be acceptable subject to protection and enhancement measures	Landscape Assessment indicates the following protection and enhancement would be required: <ul style="list-style-type: none"> - Boundary hedgerows and trees and could be in conjunction with neighbouring sites. - Views from the surrounding countryside would need to be carefully considered and - New planting would be important in integrating the buildings into the landscape 	environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Small in scale so likely to be a neutral impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets on or near to the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	Site is greenfield		The greenfield nature of the site means that there could

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within a groundwater emergence zone	A FRA and SUDs would be required	Flooding can have a negative impact on all elements of sustainability. appropriate mitigation measures should reduce this impact.

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 and cycling, giving a positive impact on sustainability. The site is located in the AONB close to a site with great created newts, without appropriate mitigation measures development could have a negative impact on environmental sustainability. The site is at risk from groundwater flooding. Flood risk can have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN009	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	16 dwellings (0.8ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site would need to be allocated and developed as part of a wider allocation to improve the site's relationship to the existing settlement. Development of a larger group of sites would be out of keeping with the role and function of Kintbury as a service village.

Discussion:

Site Description:

The site is located to the south of Kintbury, close to local services and facilities, including open countryside.

Landscape:

The site is located in the AONB. The Landscape Assessment indicates that development on the site would be appropriate as long as the mitigation measures set out in the assessment are adhered to.

Flood Risk:

The site is in flood zone, but in a groundwater emergence zone. A FRA would be required and SUDs would need to be provided.

Highways /Transport:

Access to the site would require adjacent sites to be developed.

Considering the expected size of the development, no significant impact on the wider highway network is anticipated.

The site is close to Kintbury railway station which provides links to London and the west country. Bus service number 3 (2 hourly) passes nearby along Holt Road and Newbury Street providing up to five services each way between Newbury and Hungerford. Bus stops exist nearby that can be reached by pedestrians.

There are local opportunities for walking and cycling within the village. Existing footways are available nearby that the site can connect onto.

Ecology:

Within 250m of a great crested newt site BAP habitat. A great crested newt survey would be required.

The site is within a Biodiversity Opportunity Area.

Archaeology:

No known archaeological issues

Education:

Local primary school provision is close to or at capacity. No comments made on secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Site Selection – Site Commentary

Environment Agency:

No specific comments made on this site. The site is in SPZ2.

Thames Water:

No comments made on this site

Parish Council:

The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact. There are no significant sustainability issues with this site. The site is close to local services and facilities with opportunities for walking and cycling, giving a positive impact on sustainability. The site is located in the AONB close to a site with great created newts, without appropriate mitigation measures development could have a negative impact on environmental sustainability. The site is at risk from groundwater flooding. Flood risk can have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN010	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	49 dwellings (2.45hat at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	- Relationship to settlement – site is not adjacent to the settlement without other sites being developed
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Site Assessment

Parish Council consultation response:	Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. The Parish Council do not want to see the village extended to the east / south east.
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	U	Unknown. A Landscape Assessment has not been carried out as the site was assessed as not currently developable in the SHLAA
SHLAA Assessment	Not currently developable	Y	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	The site is not adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN011	Site Address:	Land adjoining The Haven, Kintbury
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Development Potential:	22 dwellings (10.8ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - AONB - Significant Highway concerns - Flood risk (groundwater)

Site Assessment

Parish Council consultation response:	<p>Access to the site has been left at the end of The Haven, although the road is narrow. Access along the track between KIN011 and KIN016 would not be acceptable. Parish Council thought that Sovereign Housing may have some involvement in the site. The site is well screened and cannot really be seen from the wider countryside. There could be some potential for wider development of The Haven, which was originally an area of affordable housing (much of which is now in private ownership). Development of the south of the site would leave a gap (gardens) between the existing building line and the new development. Felt that generally residents of Kintbury could see this as an easy option, although the residents of The Haven may not agree. There would not be additional need for open space as the site is adjacent to the recreation ground.</p>
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A) Automatic exclusion			
Criteria	Yes/No*	Comments	
Less than 5 dwellings	N		
Planning Permission	N		
Within flood zone 3	N		
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicates that development on the site would be acceptable.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

*Any 'yes' response will rule the site out

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Access to the site could be taken from The Haven
	Highway network suitability	N	There are significant concerns about the traffic impacts of development as most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also limits potential for additional traffic flow.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford.
	Footways/Pavements	U	There are narrow intermittent pavements through the village.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N	The site is within 250m of a great crested newt site BAP Habitat
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern regarding water supply capability, in particular water resource capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ2. High risk of contamination to groundwater
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN013, KIN016		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN011	Site Address:	Land adjoining The Haven, Kintbury	Development Potential:	22 dwellings (10.8ha at 20dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is next to a recreation ground and is also close to a leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village which would have a positive impact on sustainability. Road safety can have a negative impact on sustainability unless mitigation measures are introduced.
	Will it reduce the number of road traffic accidents and improve safety?	-	Additional traffic could result in road safety concerns, as most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also	Significant highway improvements would be required.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: -	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			limits potential for additional traffic flow.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is within 250m of a great crested newt site BAP Habitat	Great crested newt survey required	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Assessment indicates that development of this site would be acceptable subject to protection and enhancement measures	Landscape Assessment indicates the following protection and enhancement would be required: <ul style="list-style-type: none"> - Boundary hedgerows and trees and scattered trees within the southern section of the site - Replacement of the conifer hedgerow with more appropriate planting. - Views from the surrounding countryside, PROW and the neighbouring recreation field would need to be carefully considered and - New planting would be important in integrating the buildings into the landscape 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets on or near to the site		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	the historic environment?				
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within a groundwater emergence zone	A FRA and SUDs would be required	Flood risk can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

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 good opportunities for walking and cycling, giving a positive impact on sustainability. The site is in the AONB and close to a great crested newt site. Without mitigation measures development would lead to a negative impact on environmental sustainability. The site is in a groundwater emergence zone, therefore there is potential for groundwater flooding. Flooding can have a negative impact on all elements of sustainability unless mitigation measures are provided.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN011	Site Address:	Land adjoining The Haven, Kintbury	Development Potential:	22 dwellings (1.08ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Significant concerns about the traffic impact of development on the highway network

Discussion:

Site Description:

The site is located to the west of Kintbury, close to local services and facilities and open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that development on the site would be acceptable as long as mitigation measures as listed in the assessment are adhered to.

Flood Risk:

The site is in Flood Zone 1, but within a groundwater emergence zone. A FRA would be required and SUDs provided.

Highways /Transport:

There is significant concern regarding the traffic impact of development on the highway network. Traffic to and from the site will pass through the centre of Kintbury, there is concern over the impact on Inkpen Road / High Street junction as it is restricted regarding width and sight lines. On street parking along the High Street also limited potential additional traffic flow.

The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.

Ecology:

The site is within 250m of a great crested newt site, so a survey would be required. The site is within a BAP habitat.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is in SPZ2, with a high risk of contamination to groundwater.

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is 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

Site Selection – Site Commentary

development.

A detailed water supply strategy would be required

No wastewater infrastructure issues envisaged.

Parish Council:

Access to the site has been left at the end of The Haven, although the road is narrow. Access along the track between KIN011 and KIN016 would not be acceptable. Parish Council thought that Sovereign Housing may have some involvement in the site. The site is well screened and cannot really be seen from the wider countryside. There could be some potential for wider development of The Haven, which was originally an area of affordable housing (much of which is now in private ownership). Development of the south of the site would leave a gap (gardens) between the existing building line and the new development. Felt that generally residents of Kintbury could see this as an easy option, although the residents of The Haven may not agree. There would not be additional need for open space as the site is adjacent to the recreation ground

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues with this site. The site is close to local services and facilities with good opportunities for walking and cycling, giving a positive impact on sustainability. The site is in the AONB and close to a great crested newt site. Without mitigation measures development would lead to a negative impact on environmental sustainability. The site is in a groundwater emergence zone, therefore there is potential for groundwater flooding. Flooding can have a negative impact on all elements of sustainability unless mitigation measures are provided.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN014	Site Address:	Land to the west of Kintbury, Hungerford Road
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Development Potential:	12 dwellings (0.6ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- Site is in Flood Zone 3.
 - Poor relationship to Kintbury, not adjacent to the settlement boundary.

Site Assessment

Parish Council consultation response:	The Parish Council are not keen to see these sites developed as they would lead to the village extending to the east. The developer has spoken to the Parish Council.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	U	Unknown. Landscape Assessment not carried out as site assessed as not currently developable in the SHLAA.
SHLAA Assessment	Not currently developable	Y	Flood risk and poor relationship to Kintbury
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN015	Site Address:	Land to the east of Layland Green, Kintbury
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Development Potential:	29 dwellings (1.44ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only part of the site is considered suitable for development
- Flood risk (surface water)
- Over head power lines
- Relationship to settlement – site is not adjacent to existing settlement without development of other sites

Site Assessment

Parish Council consultation response:	The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. Part of the site is steeply sloping. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. Landscape Assessment indicates that development on part of the site would be acceptable.
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	It would seem possible to achieve an access with adequate sight lines onto Layland Green, but this would need to be to the south of the site.
	Highway network suitability	U	Development would be likely to generate approximately 174 daily vehicle movements, including about 17 during the 08:00 to 09:00 AM peak.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford.
	Footways/Pavements	U	There are narrow intermittent pavements through the village. Footways would need to be provided along Layland Green.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	U	Within 250m of a great crested newt site. BAP Habitat.
	Ancient woodland	N	
	Tree Preservation Orders	N	Part of the site is wooded, although none of the trees are covered by Tree Preservation Orders.
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Within Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	Site is poorly related to the main settlement of Kintbury.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Post medieval brickworks on the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Overhead power lines cross the site
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2
AWE consultation zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN009, KIN010, KIN007, KIN006		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN015	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	29 dwellings (1.44ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee Leisure Centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is within 250m of a great crested newt site. There are Tree Preservation Orders across the site.	A great crested newt survey will be required	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			The site is located within a Biodiversity Opportunity Area		environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Assessment indicates that development would only be suitable on limited area of the site	Landscape Assessment indicates the site would be suitable for a very limited development of very low density to match that existing on the site located to ensure the retention and protection of the existing woodland and other valuable trees and hedges	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is not adjacent to the settlement boundary	It would require other sites to come forward for the site to be acceptable in respect of impact on the built environment	Development here could have a negative impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There are post Medieval brick works on the site	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water flooding	A FRA and SUDs would need to be provided.	Flooding can have a negative impact on all elements of sustainability.

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant effects. The site is close to local services and facilities, with opportunities for walking and cycling which give a positive impact on sustainability. The site is located within the AONB, the landscape assessment indicates that part of the site would be suitable for development as long as the mitigation measures set out are adhered to, without these mitigation measures there could be a negative impact on environmental sustainability. The site is poorly related to the existing settlement pattern unless other sites were developed, giving a negative impact on environmental sustainability. The site is also in a surface water flood risk area. With appropriate mitigation measures the potential negative impact on all elements of sustainability should be reduced.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN015	Site Address:	Land to the east of Layland Green, Kintbury	Development Potential:	29 dwellings (1.44ha at 20dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is poorly related to the existing settlement without other sites being developed. Development of KIN015, with other sites, would be out of keeping with the role and function of Kintbury as a service village.

Discussion:

Site Description:

The site is located to the south of Kintbury. The site is poorly related to existing development in Kintbury. Overhead power lines cross the site.

Landscape:

The site is located within the AONB. The Landscape Assessment indicates that only part of the site would be suitable for development, subject to the mitigation measures set out in the assessment.

Flood Risk:

The site is in Flood Zone 1, but within a surface water flood risk area. There is anecdotal evidence that there are drainage issues on the site. A FRA would be required and SUDs provided.

Highways /Transport:

It would seem possible to get access to the southern part of the site from Layland Green. Extensive new footways would be required along Layland Green to connect the site to existing footways.

The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.

Ecology:

The site is within 250m of a great crested newt site, so a survey would be required. The site is within a Biodiversity Action Plan and in a BAP habitat.

Archaeology:

Post medieval brickworks on the site. An assessment and evaluation to explore the nature of the remains and the extent of their survival would be required.

Education:

Local primary school provision is close to or at capacity. No comments made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in SPZ2.

Thames Water:

TW not consulted on this site

Site Selection – Site Commentary

Parish Council:

The Parish Council noted that this site is situated on old clay workings and many of the houses in the neighbouring residential area have had to be underpinned due to subsidence. Drainage is seen as an issue as there are springs at the top of the hill and the area is very boggy. Part of the site is steeply sloping. The Parish Council considers that some infill development in this area would not be completely inappropriate, although they would not like to see a large development.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues with this site. The site is close to local services and facilities, with opportunities for walking and cycling which give a positive impact on sustainability. The site is located within the AONB, the landscape assessment indicates that part of the site would be suitable for development as long as the mitigation measures set out are adhered to, without these mitigation measures there could be a negative impact on environmental sustainability. The site is poorly related to the existing settlement pattern unless other sites were developed, giving a negative impact on environmental sustainability. The site is also in a surface water flood risk area. With appropriate mitigation measures the potential negative impact on all elements of sustainability should be reduced.

Proposed development (from SHLAA submission):

The site was promoted as one of a number of sites in this area of Kintbury, promoted as a whole and individually. Development would be in a range of dwellings and include affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN016	Site Address:	Land at Deane, Inkpen Road, Kintbury
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Development Potential:	18 dwellings (0.9ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Significant concerns regarding traffic impact on the highway network
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Site Assessment

Parish Council consultation response:	<p>Access to the site could be an issue as there are lots of junctions onto Inkpen Road near to the site. There are no pavements along the road at this point. Traffic generated from the site would travel through the village to get to the A4. The site has a rural, remote feel and is the start of the countryside as you leave the village. There is the feeling that the village stops before the site.</p> <p>General feeling from the parish council is that development of this site would urbanise the rural area and would create visual harm to the surrounding character of the area.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	P	Potential. A Landscape Assessment has recommended that there is potential for development on part of the site
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	With the available land it is anticipated that an access with adequate sight lines onto Inkpen Road can be achieved
	Highway network suitability	Y	There are significant concerns about the traffic impacts of development as most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also limits potential for additional traffic flow.
	Public Transport network	Y	Kintbury is serviced by a railway line, and infrequent bus services (2 hourly) between Newbury and Hungerford.
	Footways/Pavements	U	There are narrow intermittent pavements through the village.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	
	Rights of Way	N	
	Play areas	Y	
Ecology / Environmental / Geological	Protected species	U	Within 250m of great crested newt site. Survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (eg. BOA)	A	Adjacent to Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	U	The northern part of the site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	There is an unlisted house on the site which has been marked on OS maps since the first edition. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	No comments made on this site
	Wastewater	U	No comments made on this site
	Groundwater source protection zone (SPZ)	Y	SPZ2.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> KIN011		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN016	Site Address:	Land at Deane, Inkpen Road, Kintbury	Development Potential:	18 dwellings (0.9ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre (Jubilee leisure centre and playing fields)		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. The village is served by a railway station and a 2 hourly bus service between Newbury and Hungerford		The proximity to local services and facilities means that the site should have a positive economic sustainability. In addition employment opportunities can be accessed via rail
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. There are public transport opportunities within the village – there is a 2 hourly bus service and railway. However, the degree of car dependency is still likely to be high.		Kintbury does offer travel choices given the proximity of the railway station. There are opportunities for walking and cycling and a bus service to and from the village. This impacts positively on sustainability. However, additional traffic introduces a negative effect.
	Will it reduce the number of road traffic accidents and improve safety?	-	Additional traffic could result in road safety concerns, as most traffic to and from the site will pass through the centre of Kintbury. The Inkpen Road / High Street junction is restricted regarding width and sight lines and extensive on street car parking within the High Street also limits potential for additional traffic	Mitigation measures will be required.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			flow.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site adjacent to a Local Wildlife Site and is within 250m of a great crested newt site	A great crested newt survey will be required	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Assessment indicates there is potential for development on part of the site	Landscape Assessment indicates the site would be suitable for a very limited development of very low density to match that existing on the site located to ensure the retention and protection of the existing woodland and other valuable trees and hedges.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The northern part of the site is well related to the settlement	It would require other sites to come forward for the site to be acceptable in respect of impact on the built environment	Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	More work required. There is an unlisted house on the site which has been marked on Ordnance Survey maps since the first edition	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The Greenfield nature of the site means that there could be a negative impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided.	Development of the site is unlikely to have an impact on any element of sustainability.

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 and cycling, giving a positive impact on sustainability. There is concern over traffic impact on road safety, which without mitigation measures could have a negative impact on all element of sustainability. The site is located in the AONB and close to a great crested newt site, without appropriate mitigation measures development could lead to a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Kintbury

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
Site ID:	KIN016	Site Address:	Land at Deane, Inkpen Road, Kintbury	Development Potential:	18 dwellings (0.9ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

Significant concerns about the traffic impact of development on the highway network

Discussion:

Site Description:

The site is located to the south west of Kintbury, close to local services and facilities and the open countryside.

Landscape:

The site is in the AONB. The Landscape Assessment indicates that the northern part of the site would be suitable for development as long as the mitigation measures set out in the landscape assessment are adhered to.

Flood Risk:

The site is in Flood Zone 1. SUDs would need to be provided.

Highways /Transport:

There is significant concern regarding the traffic impact of development on the highway network. Traffic to and from the site will pass through the centre of Kintbury, there is concern over the impact on Inkpen Road / High Street junction as it is restricted regarding width and sight lines. On street parking along the High Street also limited potential additional traffic flow.

The site is close to Kintbury railway station which provides links to London and the west country. There is an infrequent bus service (2 hourly) linking Kintbury with Newbury and Hungerford. There are local opportunities for walking and cycling within the village.

Ecology:

The site is within 250m of a great crested newt site, so a survey would be required. The site is within a BAP habitat.

Archaeology:

There is an unlisted house on the site which is included on the first edition OS maps. Further investigation is required.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is in SPZ2.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Site Selection – Site Commentary

Parish Council:

Access to the site could be an issue as there are lots of junctions onto Inkpen Road near to the site. There are no pavements along the road at this point. Traffic generated from the site would travel through the village to get to the A4. The site has a rural, remote feel and is the start of the countryside as you leave the village. There is the feeling that the village stops before the site.

General feeling from the Parish Council is that development of this site would urbanise the rural area and would create visual harm to the surrounding character of the area.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues with this site. The site is close to local services and facilities, with opportunities for walking and cycling, giving a positive impact on sustainability. There is concern over traffic impact on road safety, which without mitigation measures could have a negative impact on all element of sustainability. The site is located in the AONB and close to a great crested newt site, without appropriate mitigation measures development could lead to a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The site is proposed for between 30 and 41 dwellings, in keeping with the local vicinity of predominantly family housing. It is proposed that a pavement could be constructed within the cartilage of the land along Inkpen Road.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM002A	Site Address:	Land at Meridian House and Stud, Greenways, Lambourn
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Development Potential:	26 dwellings (1.3ha at 20dph)	SHLAA Assessment:	Potentially Development
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Flood risk (groundwater and critical drainage area) - Access
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Site Assessment

Parish Council consultation response:	<p>Access to the site is the primary concern with this site. Access via Coppington Gardens would impact on Bockhampton Road and Station Road. On road parking in this area is common, effectively making it a one way road. Extra traffic generation is of great concern.</p> <p>There could be potential access from Greenways, although this is not an adopted road.</p> <p>Concern about future development to the south if the site were to be developed as it is raised and could have visual impacts.</p> <p>Development could impact on drainage and run-off.</p> <p>The parish council would be against development of this site, although the site did received the highest preference by respondents to the questionnaire sent out.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	Landscape assessment indicates development on this site would be acceptable.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield Land
	Racehorse Industry	Y	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	Y	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Potential access issues
	Highway network suitability	U	Highways not consulted on this site
	Public Transport network	U	2 hourly service between Lambourn and Newbury. Bus link to Swindon railway station intermittently throughout the day.
	Footways/Pavements	U	Pavements are intermittent through the village
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local sports fields
	Rights of Way affected	A	
	Play areas nearby	N	
Ecology / Environmental	Protected species	U	Possible chalk grassland habitat. Ecological

Site Selection – Site Assessment

/ Geological			survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Other (eg. BOA)			
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Iron Age and Roman material found to the north of the site. Further assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	N	Major aquifer. High risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> LAM002B, LAM010		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM002A	Site Address:	Land at Meridian House and Stud, Greenways, Lambourn	Development Potential:	26 dwellings (1.3ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent to a public right of way	The ROW would need to be preserved.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the service is 2 hourly		There are opportunities for walking and cycling to local services and facilities which should have a positive impact on sustainability. Due to the location of Lambourn there would be a degree of high car dependency.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Potential Chalk Grassland habitat	Full ecological survey required	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on environmental
	Will it conserve and enhance the local	-	The site is located within the AONB. The Landscape Assessment	Landscape assessment indicates the following	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	distinctiveness of the character of the landscape?		indicates that development of this site would be acceptable.	protection enhancement would be required: <ul style="list-style-type: none"> - retention of existing vegetation along north east boundary - replacement of conifer hedge with more appropriate native planting - denser development should be kept towards the north east edge, becoming less dense as the land rises - view from the surrounding countryside would need to be considered - new planting would be important in integrating the buildings into the landscape and defining the settlement edge. 	sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to the existing settlement, so unlikely to have an impact on the character of the built environment.		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is iron age and roman material to the north of the site.	Further assessment is required as to the impact development could have on the archaeological material.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	soil quality? Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within groundwater emergence zone and within a critical drainage area. Anecdotal evidence of flooding during Jan/Feb 2014.	An FRA and appropriate mitigation including, SUDs would need to be provided.	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided.

Summary

There are no significant issues with this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the site's location in the AONB. As long as appropriate mitigation measures are introduced in line with the Landscape Assessment the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAN002A	Site Address:	Land at Meridian House and Stud, Greenways, Lambourn	Development Potential:	26 dwellings (1.3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Concern over traffic impact and access mean that other sites within the village are considered more appropriate for development.

Discussion:

Site Description:

The site is located to the south of Lambourn, close to local services and facilities and the open countryside. Development would result in the loss of land associated with the racehorse industry.

Landscape:

The site is located in the AONB. The Landscape Assessment indicates that development of the site would be acceptable as long as the mitigation measures listed in the assessment are adhered to.

Flood Risk:

The site is in flood zone 1, although is within a groundwater emergence zone. An FRA would be required and SUDs provided should development take place. There is a high risk to groundwater of contamination.

Highways /Transport:

No specific comments made on this site.

Concern over access to the site and traffic impact along local roads.

Ecology:

The site is potential chalk grassland. A full ecological survey would be required.

Archaeology:

There are iron age and roman archaeology to the north of the site which requires further investigation.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

No know mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is over a major aquifer, with a high risk of potential groundwater contamination.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Site Selection – Site Commentary

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Access to the site is the primary concern with this site. Access via Coppington Gardens would impact on Bockhampton Road and Station Road. On road parking in this area is common, effectively making it a one way road. Extra traffic generation is of great concern. There could be potential access from Greenways, although this is not an adopted road. Concern about future development to the south if the site were to be developed as it is raised and could have visual impacts. Development could impact on drainage and run-off. The parish council would be against development of this site, although the site did received the highest preference by respondents to the questionnaire sent out.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant issues with this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to the environmental sustainability due to the site's location in the AONB. As long as appropriate mitigation measures are introduced in line with the Landscape Assessment the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site. It has been confirmed that access could be taken from The Classics using land in the ownership and control of the landowner.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM002B	Site Address:	Land at Meridian House and Stud, Greenways, Lambourn
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Development Potential:	14 dwellings (0.68ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Relationship to settlement (not adjacent to the settlement boundary)
- Associated with the Racecourse industry
- Critical drainage area
- Access

Site Assessment

Parish Council consultation response:	<p>Parish Council did not specifically comment on this site. Although the comments made regarding LAM002A are relevant to this site.</p> <p>Access to the site is the primary concern with this site. Access via Coppington Gardens would impact on Bockhampton Road and Station Road. On road parking in this area is common, effectively making it a one way road. Extra traffic generation is of great concern.</p> <p>There could be potential access from Greenways, although this is not an adopted road.</p> <p>Concern about future development to the south if the site were to be developed as it is raised and could have visual impacts.</p> <p>Development could impact on drainage and run-off.</p> <p>The parish council would be against development of this site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	Landscape Assessment indicates development on this site would be acceptable.
SHLAA Assessment	Not Currently developable	Y	Landscape Assessment recommendation.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	

*Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM003	Site Address:	Land between River Lambourn and Bockhampton Road, Lambourn
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Development Potential:	11 dwellings (0.54ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

- Landscape Assessment states that development in this location would not be acceptable

Site Assessment

Parish Council consultation response:	Parish Council agree with the SHLAA assessment of not currently developable. Development of the site would have a significant impact on the landscape.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	A	
	SPA	A	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Assessment states that development in this location would not be acceptable.
SHLAA Assessment	Not Currently developable	Y	Landscape Assessment
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM004	Site Address:	Land off Bockhampton Road, Lambourn
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Development Potential:	14 dwellings (0.7ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

- Landscape Assessment states that development in this location would not be acceptable

Site Assessment

Parish Council consultation response:	Parish Council agree with the SHLAA assessment of not currently developable. Development of the site would have a significant impact on the landscape.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Assessment states that development in this location would not be acceptable.
SHLAA Assessment	Not Currently developable	Y	Landscape Assessment
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to the settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM005	Site Address:	Land adjoining Lynch Lane, Lambourn
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Development Potential:	66 dwellings (3.29ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Flood risk (Part of the site FZ2 and 3, groundwater and surface water)
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Site Assessment

Parish Council consultation response:	<p>Parish Council has various concerns with this site, as does the local community. These are primarily focused on drainage issues and the potential visual impact of development. The land is very wet, and within a ground water emergence zone. The River Lambourn is a SSSI so there are concerns about what impact any drainage solutions could have on this. During Feb 2014 there was standing water on the site.</p> <p>Concern about the loss of agricultural land which is currently used for agricultural purposes. There is no formal footpath on the access route to the site.</p> <p>This was the least favoured site for development by the residents responding to the survey. The parish council indicated that there is the possibility of Saxon remains on the site.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	The northern east part of the site is within Flood Zone 3. Developable area reduced to take account of flood risk area.
Within significant national or international habitat / environmental / historical protection	SSSI	A	Adjacent to River Lambourn
	SAC	A	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function of	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Settlement Boundary		A	
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	Part of the north east part of the site is within flood zone 2.
	Groundwater flood risk	Y	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained via The Park and Essex Place, although visibility at the Essex Place / Big Lane junction appears to be limited to an extent.
	Highway network suitability	N	Development would be likely to generate approximately 336 daily vehicle movements, including about 34 during the 08:00 to 09:00 AM peak. This is expected to have a marginal impact on the highway network.
	Public Transport network	U	2 hourly service between Lambourn and Newbury. Bus link to Swindon Railway station intermittently throughout the day.
	Footways/Pavements		
Landscape	Located in AONB	Y	
	Located within an area of High	N/A	

Site Selection – Site Assessment

	Landscape Sensitivity (<i>from Core Strategy LSS</i>)		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	U	UKBAP grassland. Ecological assessment required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	A	Adjacent to BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Variety of features in close proximity to and on the site. High archaeological potential
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	N	High risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits. Consideration of Policy 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)	none		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	LAM005	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM005	Site Address:	Land adjoining Lynch Lane, Lambourn	Development Potential:	56 dwellings (2ha at 20dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the service is 2 hourly		There are opportunities for walking and cycling to local services and facilities which should have a positive impact on sustainability. Due to the location of Lambourn there would be a degree of high car dependency.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to the River Lambourn, SSSI and SAC and a BOA. Development of the site would lead to loss of Grade 2 and 3 agricultural land. Site is designated as UKBAP grassland.	Full ecological survey required. Any development would have to prove that it would not cause harm to the River Lambourn SSSI/SAC.	Due to the site's location, adjacent to the SSSI and SAC without careful design development could have a negative impact on these areas.
	Will it conserve and	-	The site is located within the AONB.	Landscape assessment	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		The Landscape Assessment indicates that development of this site would be acceptable.	indicates the following protection enhancement would be required: - retention of existing riverside vegetation - provision of connection for pedestrians to link the existing housing with the valley floor to the north.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to the existing settlement, so unlikely to have an impact on the character of the built environment.		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is in an area of high archaeological potential	Further investigation would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change					impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The eastern edge of the site is within Flood zone 2 and 3, with the site in a groundwater emergence zone and surface water flood risk area.	An FRA and appropriate mitigation including, SUDs would need to be provided.	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided. Developing outside the area within flood zone 2 and 3 will help to reduce the flood risk and potential impact on sustainability.

Summary

There are no significant sustainability issues with this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. 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 Assessment, the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAM005	Site Address:	Land adjoining Lynch Lane, Lambourn	Development Potential:	56 dwellings (2.8ha at 20dph)

Recommendation:

Site is recommended for allocation (excluding the area of the site at risk from flooding).

Justification:

The site is well related to existing services and facilities within Lambourn. Development can take place on the site without needing to develop the area of the site within the flood zone.

Discussion:

Site Description:

The site is located to the north east of Lambourn. Close to local services and facilities including open countryside.

Landscape:

The site is located within the AONB, although the Landscape Assessment indicates that development on the site would be acceptable as long as mitigation measures as listed in the assessment are adhered to.

Flood Risk:

10% of the site is within flood zone 3, with a further 1% in flood zone 2. An ordinary water course passes through the site. An FRA would be required and appropriate mitigation, including SUDs would need to be provided. Should development take place it would only be on the area of the site within flood zone 1.

Highways /Transport:

Traffic generated by the site is expected to have a minimal impact on the highway network.

Access to the site can be obtained via The Park and Essex Place. Some improvements may be required to the Essex Place/Big Lane junction.

There are limited public transport opportunities within the village, with a 2 hourly bus service linking the village to Newbury. There is also an intermittent link to Swindon Railway Station.

There are local opportunities for walking and cycling within the village.

Ecology:

The site is within a UKBAP grassland site, adjacent to the River Lambourn SSSI ad SAC. A full ecological survey would be required and details setting out that any development would not harm the SSSI or SAC.

Archaeology:

The site is in an area of high archaeological potential requiring further investigation.

Education:

Local primary school provision is close to or at capacity. No comments made regarding secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

The site is partially underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP would be required.

No know waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The EA strongly advise that the site is not allocated. Where the site is recommended for allocation a

Site Selection – Site Commentary

strategic sequential test would be required. There would need to be an allocation policy to clarify that there would be no development within the flood zones.

The site is over a major aquifer with high potential for groundwater contamination.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Parish Council has various concerns with this site, as does the local community. These are primarily focused on drainage issues and the potential visual impact of development. The land is very wet, and within a ground water emergence zone. The River Lambourn is a SSSI so there are concerns about what impact any drainage solutions could have on this. During Feb 2014 there was standing water on the site.

Concern about the loss of agricultural land which is currently used for agricultural purposes.

There is no formal footpath on the access route to the site.

This was the least favoured site for development by the residents responding to the survey.

The parish council indicated that there is the possibility of Saxon remains on the site.

SA/SEA:

There are no significant sustainability issues with this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. 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 Assessment, the impact should be mitigated. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.

Proposed development (from SHLAA submission):

The site is proposed for 150 dwellings.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM006	Site Address:	Land at Wantage Road and Northfields, Lambourn
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Development Potential:	28 dwellings (1.38ha at 20dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

- Landscape Assessment states that development in this location would not be acceptable

Site Assessment

Parish Council consultation response:	Parish Council agree with the SHLAA assessment of not currently developable. Development of the site would have a significant impact on the landscape.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Landscape Assessment states that development in this location would not be acceptable.
SHLAA Assessment	Not Currently developable	Y	Landscape Assessment
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM007	Site Address:	Land between Folly Road, Rockfel Road / Bridleways and Stork House drive, Lambourn
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Development Potential:	24 dwellings (1.2ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- AONB – only part of the site is considered suitable for development
- Racehorse industry
- TPOs

Site Assessment

Parish Council consultation response:	<p>Concerns over access – Folly Road is unsuitable for the whole of the site, it is too narrow and is a route used to get horses up to the gallops. The lower part of the site could be accessed from Rockfel Road. If only the frontage of Folly Road was developed the access might be acceptable. Development could result in increased run-off into Lambourn Village. The water mains are already fragile (10" main has burst 3 times in the last 6 months).</p> <p>The racehorse yard adjacent to the site is still in use, and there is concern that the yard could be lost should this site be developed.</p> <p>The Parish Council thought that ownership of the site might prove problematic to any development on the site coming forward.</p> <p>Overall conclusion was that if development is needed, then development of the site might be a possibility if the constraints are taken into account and if considered as two separate sites. This site was the 1st choice of 27% of questionnaire respondents and the 2nd choice of 21%.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	P	The landscape assessment indicates that only part of the site is suitable for development.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to the settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	Y	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	A	
	Surface water flood risk	N	
	Critical Drainage Area	A	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained from Folly Road, but there are no footways. An alternative, and preferred, access could be Rockfel Road through a recreation ground.
	Highway network suitability	N	Development would be likely to generate approximately 144 daily vehicle movements including about 14 during the 08:00 to 09:00 AM peak. The traffic impact on the highway network is expected to be limited
	Public Transport network	U	2 hourly service between Lambourn and Newbury. Bus link to Swindon railway station intermittently throughout the day.

Site Selection – Site Assessment

	Footways/Pavements	U	Pavements are intermittent through the village. There are no pavements along Folly Road and it would probably not be appropriate to add them considering the rural nature of the road. Should the alternative access from Rockfel Road be considered this would link the site into the footway network.
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to the school playing fields, but these do not have public access.
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Possible chalk grassland habitat full ecological survey needed.
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (<i>eg. BOA</i>)	N	
	Relationship to settlement	Y	Site is well related to the existing settlement
Heritage impact	Incompatible adjacent land uses	N	
	Archaeology	Y	Site has high archaeological potential with a variety of features close to and on the site. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	N	There is a high risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM007	Site Address:	Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive, Lambourn	Development Potential:	24 dwellings (1.2ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to lots of local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the service is 2 hourly		There are opportunities for walking and cycling to local services and facilities which should have a positive impact on sustainability. Due to the location of Lambourn there would be a degree of high car dependency.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are TPOs on the site. Possible chalk grassland habitat	Design to take into account trees protected by TPOs. Full ecological survey would be required.	Without mitigation measures as set out in the Landscape Assessment there would be potential for a negative impact on
	Will it conserve and	-	The site is within the AONB.	The Landscape Assessment	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		Landscape Assessment work indicates only part of the site would be suitable for development. Subject to a number of conditions.	requires the protection and enhancement of certain features: <ul style="list-style-type: none"> - low density, linear housing (similar to that north of Folly Lane) - higher density, similar to housing to the east, on the lower ground in the eastern part of the site - Views from surrounding countryside would need to be carefully considered - New planting would be important in integrating the buildings into the landscape, to including replacement of the conifer hedges. - An area between the two portions of the site for development would need to be left as open field or open space to reduce the overall impact of the development. 	environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The impact on the built environment would depend on the design and size of the development proposed.		Development of the site is unlikely to have an impact on any element of sustainability as long as design is in line with the policies of the Core Strategy.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is in an area of high archaeological potential with a variety of features close to and on the site.	Further investigation required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk of, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk of, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is adjacent to a groundwater flood risk area and a critical drainage area.	There is no evidence of flooding on the site. An FRA would be required and SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant sustainability issues on this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to environmental sustainability due to the site's location in the AONB. Mitigation measures in line with the Landscape Assessment should reduce this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAM007	Site Address:	Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive, Lambourn	Development Potential:	24 dwellings (1.2haat 20dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is located close to local services and facilities within Lambourn.

Discussion:

Site Description:

The site is located to the west of Lambourn, close to local services and facilities and open countryside. Development of the site would result in the loss of land involved in the racehorse industry.

Landscape:

The site is located in the AONB. The Landscape Assessment indicates that development on the site would be acceptable as long as mitigation measures as listed in the assessment are adhered to.

Flood Risk:

The site is in flood zone 1. Adjacent to a groundwater emergence zone. An FRA would be required and SUDs would need to be provided.

Highways /Transport:

The traffic impact on the highway network is expected to be limited. Access could be obtained onto Folly Road, but there are no pavements and given the rural location of the site there would be limited scope to introduce them. An alternative access would be onto Rockfel Road through the recreation ground. This route would be preferred as this would connect the site into the footway network.

There are limited public transport opportunities within the village, with a 2 hourly bus service linking the village to Newbury. There is also an intermittent link to Swindon Railway Station.

There are local opportunities for walking and cycling within the village.

Ecology:

The site is possibly chalk grassland. A full ecological survey would be required.

Archaeology:

The site is within an area of high archaeological potential. Further investigation is required.

Education:

Local primary school provision is close to, or at capacity. No comments made about secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

No know mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is over a major aquifer, with high risk of contamination to groundwater.

Site Selection – Site Commentary

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Concerns over access – Folly Road is unsuitable for the whole of the site, it is too narrow and is a route used to get horses up to the gallops. The lower part of the site could be accessed from Rockfel Road. If only the frontage of Folly Road was developed the access might be acceptable. Development could result in increase run-off into Lambourn Village. The water mains are already fragile (10" main has burst 3 times in the last 6 months). The racehorse yard adjacent to the site is still in use, and there is concern that the yard could be lost should this site be developed. The Parish Council thought that ownership of the site might prove problematic to any development on the site coming forward. Overall conclusion was that if development is needed, then development of the site might be a possibility if the constraints are taken into account and if considered as two separate sites. This site was the 1st choice of 27% of questionnaire respondents and the 2nd choice of 21%.

SA/SEA:

The SA/SEA indicates a predominantly neutral effect on sustainability. There are no significant sustainability issues on this site. The site is well related to local services and facilities within the village, including the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. Potential negative impacts could occur in relation to environmental sustainability due to the site's location in the AONB. Mitigation measures in line with the Landscape Assessment should reduce this impact.

Proposed development (from SHLAA submission):

The site is proposed for a mix of dwellings and densities to suit the needs of the area.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM009	Site Address:	Land east of Hungerford Hill, Lambourn
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Development Potential:	30 dwellings (1.5ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Critical drainage area - Distance from play facilities
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Site Assessment

Parish Council consultation response:	<p>Access and impact on the landscape are the key concerns with this site. Access from Hungerford Hill is considered to be dangerous and the other access from Greenways is difficult as it is a very narrow point by the school. Access could be possible if land purchased off Greenways.</p> <p>The site slopes so there would be visual impact at the entrance to the village. It would be difficult to screen any development meaning the character of the village would be affected.</p> <p>There are drainage issues on the site, which could be made worse by development.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	Y	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access would need to be carefully considered due to the topography of the site.
	Highway network suitability	U	No comments made on this site
	Public Transport network	U	2 hourly service between Lambourn and Newbury. Bus link to Swindon railway station intermittently throughout the day.
	Footways/Pavements	U	Pavements are intermittent through the village
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to the school playing fields by these do not have public access.
	Rights of Way affected	A	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	

Site Selection – Site Assessment

	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	U	
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	High archaeological potential on the site, but due to previous development on the site it is unclear what the archaeological impact would be.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	N	Site is over a major aquifer with high risk of groundwater contamination.
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> LAM014		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM009	Site Address:	Land east of Hungerford Hill, Lambourn	Development Potential:	30 dwellings (1.5ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	The site is adjacent to a public right of way	The ROW would need to be preserved.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	?	Within the village there are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the service is 2 hourly. Road access to the site is limited, and with potential implications on safety.	Road Safety improvements along Hungerford Hill would be required to encourage opportunities for walking and cycling.	The location of the site means that there are concerns over road safety. Road safety can have an impact on all elements of sustainability. Improvements to road safety would help reduce the sustainability impact.
	Will it reduce the number of road traffic accidents and improve safety?	?	Road access to the site is via a narrow lane, past the primary school. There could be issues relating to Road Safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Without mitigation measures as set out in the Landscape Assessment there would be potential for

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is located within the AONB. The Landscape Assessment indicates that development of this site would be acceptable.	Landscape assessment indicates the following protection enhancement would be required: <ul style="list-style-type: none"> - low density would be the most appropriate form of development in the higher parts of the site - Views from surrounding countryside would need to be carefully considered - New planting would be important in integrating the buildings into the landscape - Existing vegetation framework would need to be protected. 	a negative impact on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The site is sloping, therefore there would be an impact on the built environment with new development on the slope of the site. The site is less well related to the settlement than other sites within the village.		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is in an area of high archaeological potential, although the actual impact is unknown	Further work required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will there be an impact noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?				
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site is within a critical drainage area. Although is not within a flood risk area.	Flood risk assessment and flood mitigation would be required on site.	Unlikely to have an impact on any element of sustainability, although consideration of flood risk within the village would need to be considered to ensure no negative impact occurred in relation to sustainability

Summary

There are no significant impacts from this site. The site is well related to local services and facilities within the village, including the countryside, which should have a positive impact on sustainability. There are concerns over road safety, which could have a negative impact on all elements of sustainability unless improvements are made to the highway network. This does also limit opportunity for encouraging walking and cycling, which could reduce the sustainability of the site. While the site itself is not at risk from flooding, flood risk within the village is an issue and development here would need to have appropriate SUDs to ensure that development did not lead to worsening flooding elsewhere, as this would have a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAM009	Site Address:	Land east of Hungerford Hill, Lambourn	Development Potential:	30 dwellings (1.5ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is steeply sloping with potential access and road safety issues. Other sites within the village are considered to have less of an impact on the landscape and built environment.

Discussion:

Site Description:

The site is located to the south east of Lambourn, close to local services and facilities and the open countryside.

Development would lead to the loss of land associated with the racehorse industry.

Landscape:

The site is within the AONB, although the Landscape Assessment indicates that development on the site would be acceptable as long as mitigation measures as listed in the assessment are adhered to.

Flood Risk:

The site is in flood zone 1. Adjacent to a critical drainage area. An FRA and SUDs would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Concern over road safety implications of this site due to its location along a rural country road. Significant improvements to Hungerford Hill would be required to encourage walking and cycling.

There are limited public transport opportunities within the village, with a 2 hourly bus service linking the village to Newbury. There is also an intermittent link to Swindon railway station. There are local opportunities for walking and cycling within the village.

Ecology:

No known issues.

Archaeology:

The site is in an area of high archaeological potential. Previous development on the site means that it is unclear what the archaeological impact would be. Saxon brooch was recovered from field which may indicate burials. Further investigation would be required.

Education:

Local primary school provision is close to or at capacity. No comments made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is over a major aquifer with a high risk of contamination to groundwater.

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site.

Parish Council:

Access and impact on the landscape are the key concerns with this site. Access from Hungerford Hill is considered to be dangerous and the other access from Greenways is difficult as it is a very narrow point by the school. Access could be possible if land purchased off Greenways. The site slopes so there would be visual impact at the entrance to the village. It would be difficult to screen any development meaning the character of the village would be affected. There are drainage issues on the site, which could be made worse by development.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant impacts from this site. The site is well related to local services and facilities within the village, including the countryside, which should have a positive impact on sustainability. There are concerns over road safety, which could have a negative impact on all elements of sustainability unless improvements are made to the highway network. This does also limit opportunity for encouraging walking and cycling, which could reduce the sustainability of the site. While the site itself is not at risk from flooding, flood risk within the village is an issue and development here would need to have appropriate SUDs to ensure that development did not lead to worsening flooding elsewhere, as this would have a negative impact on sustainability.

Proposed development (from SHLAA submission):

The site is proposed for 45 dwellings.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM010	Site Address:	Land to the rear of The Classics, Bockhampton Road, Lambourn
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Development Potential:	12 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site complete

Site Assessment

Parish Council consultation response:	Parish council did not comment on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	08/01503. Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM013	Site Address:	Windsor House Paddocks, Lambourn
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Development Potential:	42 dwellings (2.1ha at 20dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB – landscape assessment required - Racehorse industry - Flood risk (groundwater, surface water and critical drainage area). Evidence of significant standing water on the site Jan/Feb 2014. - Distance from local amenity space - TPOs
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Site Assessment

Parish Council consultation response:	<p>Drainage and flooding are the main issues for this site. The site floods and is part of the natural flood protection for Lambourn Village. There was once an open gully on the site, but this has been filled in. The site is bowl shaped and there was standing water in the field during Jan/Feb 2014, and a few years ago to a depth of about 4ft. Whilst there are engineering solutions to prevent new dwellings from flooding the parish council were very concerned of the impact on flooding elsewhere in the village. The allotments adjacent to this site also flood.</p> <p>The parish council noted that the site is a significant green area in Lambourn and a feature of the village. In its favour the site does have good access.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	Assessment Required	Assessment has not been done as the site is not recommended for allocation due to flood risk on the site.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	Y	
Flood risk	Flood Zone 2	N	The site had a large amount of standing water in Jan/Feb 2014, and in 2007. This is mainly a result of Groundwater, but augmented by surface water.
	Groundwater flood risk	Y	
	Surface water flood risk	Y	
	Critical Drainage Area	Y	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	No comments made on this site 2 hourly service between Lambourn and Newbury. Bus link to Swindon railway station intermittently throughout the day. Pavements are intermittent through the village
	Highway network suitability	U	
	Public Transport network	U	
	Footways/Pavements	U	
Landscape	Located in AONB	Y	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N/A	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	

Site Selection – Site Assessment

	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Inappropriate adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	N	Site is over a major aquifer with a high risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> LAM009		
Other (anything else to be considered)	none		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM013	Site Address:	Windsor House Paddocks, Lambourn	Development Potential:	42 dwellings (2.1ha at 20dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.		The site is close to local services and facilities including a local leisure centre and playing field meaning that development of the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to the leisure centre		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within the village. There are a number of local opportunities within the racehorse industry and small scale local industry		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Within the village there are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be reliance on the car. While there are public transport opportunities within the village, the service is 2 hourly		There are opportunities for walking and cycling to local services and facilities which should have a positive impact on sustainability. Due to the location of Lambourn there would be a degree of high car dependency.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	There are TPOs on the site	Design to protect the tress would be required.	There is potential for development on the site to have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire? Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The site is within the AONB. Landscape Assessment work has not been carried out on the site.		environmental sustainability. Landscape work has not been carried out on the site as the flood risk / history of flooding on the site means the site is not being considered for allocation at this time.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Quite large plot but no known archaeology, but part of former open fields, associated with more recent equestrian activity.		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield Site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions	Will it reduce West	?	The level of impact depends on	Mitigation could also include	Without consideration of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
contributing to climate change and ensure adaptation measures are in place to respond to climate change	Berkshire's contribution to greenhouse gas emissions?		location, building materials / construction, transport / design	Transport Assessment / Travel Plans.	sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	- -	The site is within a groundwater emergence zone and in an area at risk from surface water flooding. Flooding regularly occurs on part of the site, which can lead to highway flooding.	The landowner is certain that flood risk could be mitigated, partly by developing certain sections of the site. An FRA and SUDs would need to be provided.	Flood risk on the site is significant, which could have an impact on all elements of sustainability. Mitigation could be considered, although there are sites within the village which do not have a history of flooding, or are not within a flood risk area, which should be considered for development prior to this site.

Summary

There is a significant risk of flooding on this site, which could impact negatively on all aspects of sustainability. Mitigation could be considered, but much of the flood risk, and history of flooding is a result of groundwater flooding. There are no other significant issues on this site, but the risk of flooding outweighs the other positive factors on the site.

Summary of effects:

Effect: Predominantly negative

Likelihood: High

Scale: AONB - Lambourn

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
Site ID:	LAM013	Site Address:	Windsor House Paddocks, Lambourn	Development Potential:	42 dwellings (2.1ha at 20dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site suffers from significant flooding, from both ground and surface water sources.

Discussion:

Site Description:

The site is located to the west of Lambourn, close to local services and facilities including open countryside. Development of the site would result in the loss of land involved in the racehorse industry.

Landscape:

The site is in the AONB, although due to the risk and history of flooding on the site landscape assessment work has not been carried out on the site.

Flood Risk:

The site is in flood zone 1; however, there is a significant risk and history of flooding on the site, which has lead to highway flooding in Lambourn. Flooding is caused by rising groundwater, and occurs regularly on part of the site. During Jan/Feb 2014 much of the site was flooded.

Highways /Transport:

No specific comments have been made on this site.

There are limited public transport opportunities within the village, with a 2 hourly bus service linking the village to Newbury. There is also an intermittent link to Swindon railway station. There are local opportunities for walking and cycling within the village.

Ecology:

No known issues.

Archaeology:

No known archaeological issues. Although potential to impact on the character of settlement as the site is part of former open fields associated with more recent equestrian activity.

Education:

Local primary school provision is close to, or at capacity. No comments have been made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

The site is partially underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP would be required.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments on this site. The site is over a major aquifer with a high risk of contamination to groundwater.

Thames Water:

TW not consulted on this site

Parish Council:

Site Selection – Site Commentary

Drainage and flooding are the main issues for this site. The site floods and is part of the natural flood protection for Lambourn Village. There was once an open gully on the site, but this has been filled in. The site is bowl shaped and there was standing water in the field during Jan/Feb 2014, and a few years ago to a depth of about 4ft. Whilst there are engineering solutions to prevent new dwellings from flooding the parish council were very concerned of the impact on flooding elsewhere in the village. The allotments adjacent to this site also flood.

The parish council noted that the site is a significant green area in Lambourn and a feature of the village. In its favour the site does have good access

SA/SEA:

There is a significant risk of flooding on this site, which could impact negatively on all aspects of sustainability. Mitigation could be considered, but much of the flood risk, and history of flooding is a result of groundwater flooding. There are no other significant issues on this site, but the risk of flooding outweighs the other positive factors on the site.

Proposed development (from SHLAA submission):

The site is proposed for approximately 45 dwellings.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	LAM014	Site Address:	Upshire Stables, Hungerford Hill, Lambourn
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Development Potential:	9 dwellings (0.45ha at 20dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

Key Issues:

- Poor relationship to settlement (not adjacent to settlement boundary)
- Racehorse industry

Site Assessment

Parish Council consultation response:	The Parish Council agreed with the SHLAA assessment of the site. The site is a long way outside the settlement.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Assessment Required	
SHLAA Assessment	Not Currently developable	Y	Relationship to the settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Not adjacent to settlement boundary.

* Any Yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR001	Site Address:	Land at Kiln Lane, Mortimer
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Development Potential:	151 Dwellings (5.04ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Surface water flood risk - Right of way crosses the site - AWE outer consultation zone
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Site Assessment

Parish Council consultation response:	This site is seen as extending the boundary of Mortimer. Access to the site is not good, and cannot see how access to the site could be gained except via The Street, which would be on a bend. There are drainage issues on the site as a drain runs through the site to the brook south of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	The southern edge of the site is adjacent to an area at risk from surface water flood risk.
	Critical Drainage Area	N	
	Other	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Appropriate sight lines could be obtained onto The Street.
	Highway network suitability	N	Development likely to generate approximately 600 daily vehicle movements including approximately 60 during the 08:00 to 09:00AM peak. it is considered that this would have a limited impact on the highway network. A transport assessment would be required.
	Public Transport network	Y	30 min bus service between Mortimer Station and Reading station passes the site.
	Footways/Pavements	Y	There are pavements throughout Mortimer, although the pavement here is narrow and on the opposite side of the road to the site
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to recreation ground
	Rights of Way affected	Y	Right of way crosses the centre of the site

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Play areas nearby	Y	Close to play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	None known. An extended phase 1 Habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is on the edge of the settlement, close to local services and facilities.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Archaeological potential within the south of the site. There is a former brick making archaeology site adjacent to the south east of the site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW did not make any comments relating to this site
	Wastewater	U	TW did not make any comments relating to this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR001	Site Address:	Land at Kiln Lane, Mortimer	Development Potential:	151 dwellings (5.04ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is within walking distance to local services and facilities as well as open countryside		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to sports facilities at the recreation ground, rights of way and open countryside.		
	Will it protect and enhance green infrastructure across the district?	?	A right of way crosses the site	Right of way would need to be protected through scheme design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site is unlikely to have an impact on biodiversity or geodiversity.	An extended Phase 1 Habitat Survey would be required.	Development is unlikely to have an impact on any element of sustainability, although a habitat survey could indicate protected species on the site, which
	Will it conserve and enhance the local	-	The site is surrounded three sides by countryside. Development of the site		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	distinctiveness of the character of the landscape?		would have an impact, but the degree of this impact is unknown.		could mean development may have a negative impact on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is located on the edge of but quite well related to, the existing settlement.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is unlikely to have an impact on the District's heritage assets. There is archaeology to the south of the site.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on the District's cultural assets		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The southern edge of site is adjacent to an area of surface water flood risk.	SUDs would need to be provided.	Good design of any proposed development should mean there is no

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					impact on any element of sustainability.

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 scores positively in terms of the promotion of active, healthy lifestyles and opportunities for walking, cycling or public transport. There is potential for development on the site to have a negative impact on the character of the countryside, but should any development take place mitigation measures would need to be put in place. The site itself is not at risk from flooding, but is adjacent to an area which is at risk from surface water flooding; development without appropriate mitigation could lead to an increase risk of flooding, with a corresponding negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
Site ID:	MOR001	Site Address:	Land at Kiln Lane, Mortimer	Development Potential:	151 dwellings (5.04ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Other sites within the village are close to local services and facilities. Development of this site would have an impact on the character of the landscape as it is surrounded by countryside on three sides.

Discussion:

Site Description:

The site is located to the eastern edge of Mortimer, quite close to local services and facilities within the village, including the junior school which is approximately 800m from the site, recreation ground and local shop. A footpath crosses the site, which would need to be preserved should the site be developed.

Landscape:

The site is surrounded on three sides by countryside, meaning that there could be an impact on the character of the landscape without appropriate mitigation.

Flood Risk:

The site is within FZ1. Additionally, it is adjacent to an area at risk from surface water flooding.

Highways /Transport:

Traffic generation from the site is expected to be limited. Access to the site could be provided with appropriate sight lines onto The Street.

There are bus stops near to the site with a regular bus service to Tadley, Burghfield, Mortimer train station and Reading.

There is a footway opposite the site, which is narrow in places.

A Transport Assessment would be required.

Ecology:

There are no known ecological issues on the site, although an extended phase 1 habitat assessment would be required.

Archaeology:

The site is within a sensitive HLC type of early enclosure, adjacent to a former brickworks. Further assessment would be required, but it is unlikely to impact on deliverability.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

No known air quality, noise or contamination issues.

Minerals and Waste:

No known mineral deposits

No known waste issues.

Land use planning consultation zone:

The site is within the outer AWE consultation zone. The development potential of the site is below the threshold for consultation with ONR.

General consultation with ONR on the principle of development within Mortimer will take place as part of

Site Selection – Site Commentary

the Preferred Options consultation.

Environment Agency:

The site is within SPZ2.

Thames Water:

No comments received on this site.

Parish Council:

The Parish Council see this site as extending the boundary of Mortimer. Access is poor and could only be gained from The Street, which would be on a bend. A drain runs through the site taking water to the brook to the south of the site resulting in drainage issues on the site.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact and does not highlight any significant issues. Development could have a negative impact on the character of the landscape as it is surrounded by countryside on three sites. Mitigation would be required to minimise this impact. There are a number of positive impacts on sustainability due to the site's location in relation to accessibility to local services and facilities.

Proposed development (from SHLAA submission):

No specific proposals for the site have been submitted.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR002	Site Address:	Land adjacent to College Piece, Mortimer
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Development Potential:	10 dwellings (0.34ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Whole site wooded and covered by TPOs
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council agreed with the not currently developable assessment of the site. The site description which describes MOR002 as being available for informal recreation is incorrect. There is no public right of access apart from the existing footpath.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	Y	The whole site is wooded and covered by TPOs.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR004	Site Address:	Squirrels Lodge, Mortimer Common
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Development Potential:	4 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has Planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		Y	12/00057 - Allowed at appeal
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR005	Site Address:	Land adjoining West End Road, Mortimer
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Development Potential:	47 Dwellings (1,57ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk - AWE outer consultation zone
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Site Assessment

Parish Council consultation response:	This site would extend the village to the west. Not considered to be well related to the main area of the village.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Appropriate sight lines could be achieved onto West End Road.
	Highway network suitability	N	Development would generate approximately 282 daily vehicle movements, including approximately 28 during the 08:00 to 09:00 AM peak. IT is considered that this would have a limited impact on the highway network. A transport assessment would be required.
	Public Transport network	Y	30 min bus service between Mortimer Station and Reading station
	Footways/Pavements	Y	There are narrow pavements throughout Mortimer
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to recreation ground
	Rights of Way affected	A	Right of way runs along the western boundary of the site
	Play areas nearby	Y	Site is close to play facilities for children at the recreation ground
Ecology / Environmental	Protected species	N	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
/ Geological	Ancient woodland	N	
	Tree Preservation Orders	A	Adjacent to site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	A	Adjacent to site
Relationship to surrounding area	Relationship to settlement	Y	The site is well related to the settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	The site is close to prehistoric burial mounds and archaeological features.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	SPZ3, High risk to groundwater.
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is partially underlain by gravel deposits. Policies 1 & 2 of the RMLP need to be considered.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR005	Site Address:	Land Adjoining West End Road, Mortimer	Development Potential:	47 dwellings (1.57ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is opposite the recreation ground and within walking distance of local services and facilities.		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is opposite the recreation ground.		
	Will it protect and enhance green infrastructure across the district?	0	A right of way runs along the western edge of the site.	Right of way would need to be protected though site design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to a BOA and trees protected by TPOs.	Appropriate buffers for the TPOs would be required. The location of the BOA means that there would be opportunities on the site to improve biodiversity.	With appropriate mitigation development is unlikely to have an impact on any element of sustainability. Without mitigation there would be a negative impact
	Will it conserve and	0	The site would extend the		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?				on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Site is well related to the existing settlement		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is close to pre-historic burial finds, but the site itself is unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Southern half of the site is within an area of surface water flood risk.	An FRA and appropriate mitigation including SUDs would need to be provided.	Part of the site is subject to flood risk, which could lead to a negative impact on social and environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					sustainability should any future development on the site flood. Appropriate mitigation should reduce this impact.

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 scores positively in relation to the promotion of active, healthy lifestyles as it is close to local services and facilities. The southern part of the site is an area of surface water flood risk which could have a negative impact on any development that may take place on the site, without appropriate mitigation provided. There is also a potentially negative impact on biodiversity and geodiversity unless appropriate mitigation is provided.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term.

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
Site ID:	MOR005	Site Address:	Land adjoining West End Road, Mortimer	Development Potential:	47 dwellings (1.57ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities. There are no significant issues on the site.

The site is within FZ1. While the site is at risk from surface water flooding, there is no evidence of the site flooding. An FRA would be required, with appropriate mitigation including SUDs.

Discussion:

Site Description:

The site is located to the south west of Mortimer. It is well related to the existing settlement with development on two sides. The site is close to local services and facilities (including the infant school, recreation ground and local shop).

A footpath runs along the eastern boundary of the site and would need to be preserved should the site be developed.

Landscape:

No assessment work has been carried out on the character of the landscape.

Flood Risk:

The southern part of the site is within a surface water flood risk area. The site is within FZ1. An FRA would be required and appropriate mitigation including SUDs provided. Careful design of any development will also help to reduce the risk of flooding.

Highways /Transport:

The impact of traffic generated from the site is considered to be limited, although a Transport Assessment would be required.

Access onto West End Road can be achieved with appropriate sight lines.

The site is close to bus stops with a regular service to Tadley, Burghfield, Mortimer train station and Reading.

Ecology:

There are no known ecological issues on the site. Adjacent to the site there are trees protected by TPOs, although with appropriate buffers this would not impact on deliverability.

Archaeology:

Some archaeological features are present on the site, and the site is close to prehistoric burial mounds. However, this is unlikely to impact on deliverability.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

There are no known air quality, noise or contamination issues.

Land use planning consultation zone:

The site is in the outer AWE consultation zone, but due to the development potential consultation with ONR is not required.

General consultation with ONR on the principle of development within Mortimer will take place as part of

Site Selection – Site Commentary

the Preferred Options consultation.

Environment Agency:

The site is within SPZ2.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council sees this as extending the village to the west. The site is not considered to be well related to the main area of the village.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability and does not highlight any significant issues relating to sustainability. There are a number of positive impacts relating to accessibility to local services and facilities, including access to the countryside. The site has a potential negative score in relation to flood risk and impact on biodiversity, but with appropriate mitigation this impact should be minimised.

Proposed development (from SHLAA submission):

The site is proposed for a mix of dwellings types and sizes, including affordable homes.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR006	Site Address:	Land to the south of St John's Church of England School, Victoria Road, Mortimer
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Development Potential:	177 dwellings (5.89ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk - Access - Overhead cables - AWE outer consultation zone
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Site Assessment

Parish Council consultation response:	<p>This site is seen as the most logical site for the village. Access to the site is ok. Tower House, The Street immediately to the north of the site have been demolished and there is planning permission to replace them with 4 new detached dwellings (applicant is T.A. Fisher). The proposed 170 dwellings are considered too many for the site. Traffic is not seen as a huge issue, as long as a smaller number of houses were proposed. Access to the railway station is not great.</p>
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		N
		Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations		
Criteria	Yes / No / Unknown	Comments
Land use	Previously Developed Land	N
	Racehorse Industry	N
Flood risk	Flood Zone 2	N
	Groundwater flood risk	N
	Surface water flood risk	Y
	Critical Drainage Area	N
Contamination / pollution	Air Quality	N
	Contaminated Land	N
	Other	
Highways / Transport	Access issues	Y
	Highway network suitability	N
	Public Transport network	Y
	Footways/Pavements	Y

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	No Assessment	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	Site is close to the recreation ground
	Rights of Way	A	A right of way runs along the eastern boundary of the site
	Play areas	Y	Site is close to play facilities within the recreation ground
Ecology / Environmental / Geological	Protected species	A	Site is close to Great Crested Newt site.
	Ancient woodland	N	
	Tree Preservation Orders	A	A TPO exists to the west of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Well related to the village
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Telecom masts
	Water supply	U	No comments regarding water supply have been received.
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2, ordinary watercourse
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> MOR007		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR006	Site Address:	Land to the south of St John's Church of England Schools, Victoria Road, Mortimer	Development Potential:	177 dwellings (5.89ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is opposite the recreation ground and close to local services and facilities.		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is opposite the recreation ground		
	Will it protect and enhance green infrastructure across the district?	0	A right of way runs along the eastern boundary of the site	The right of way would need to be preserved as part of any site design.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	There are TPOs to the west of the site. The site is near to a site with Great Crested Newts.	Appropriate buffered would need to be provided. An extended phase 1 habitat survey would be required.	Development could have a negative impact on environmental sustainability, if appropriate buffers and ecological
	Will it conserve and	0	The site is surrounded by residential		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?		development on three sites, unlikely to impact on the character of the landscape		mitigation is not provided. If appropriate mitigation is provided the impact should neutral.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is unlikely to have an impact on the character of the built environment as it surrounded by development on three sides		The site is well related to the existing settlement, and so is likely to have a positive impact social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is close to pre-historic burial features, but development on the site is unlikely to have an impact on the district's heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on the District's cultural assets		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Two narrow sections of the site are within an area at risk from surface water flooding.	There is no evidence of flooding on the site. An FRA and appropriate mitigation	Flooding can have an impact on all elements of sustainability. With

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				including SUDs would be required.	appropriate mitigation and good design this impact can be minimised.

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

Due to its central location within the village the site scores positively in relation to opportunities for walking and cycling and healthy, active lifestyles. There is potential for flood risk on the site, which could have a negative impact unless appropriate mitigation measures are implemented. Mitigation would also be required in terms of ecology and biodiversity to ensure there would not be a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR006	Site Address:	Land to the south of St John's Church of England School, Victoria Road, Mortimer	Development Potential:	90 dwellings (3.6ha at 30dph)
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Recommendation:

The site is recommended for allocation

Justification:

The site is located to the south of Mortimer, surrounded by residential development on three sites. Close to local services and facilities within the village.

Access issues would need to be resolved.

Discussion:

Site Description:

The site is well related to Mortimer village surrounded on three sides by residential development. The site has good access to local services and facilities as well as the open countryside.

A footpath runs along the eastern boundary of the site and would need to be preserved should any development take place.

Telegraph poles cross the site and would need to be taken into account.

Landscape:

No landscape assessment has been done.

Flood Risk:

The site is within FZ1. The site is at risk from surface water flooding along two small linear lines. An FRA and appropriate mitigation, including SUDs, would be required.

Highways /Transport:

Access to this site is a significant issue, with no obvious access point. The Avenue is a private street, which is unsuitable for additional traffic without being brought up to an adoptable standard. Sight lines at The Avenue / The Street junction are also limited.

There is concern regarding additional traffic impact in close proximity to the infant school.

There are bus stops with a regular bus service to Tadley, Burghfield, Mortimer train station and Reading near to the site.

Ecology:

The site is close to a site with Great Crested Newts. An extended phase 1 habitat survey is required. There are trees protected by TPOs adjacent to the site, but with appropriate buffers this should not have an impact on deliverability.

Archaeology:

There is no known archaeology on this site.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

There are no known air quality, noise or contamination issues.

Minerals and Waste:

No known mineral deposits.

Site Selection – Site Commentary

No known waste issues.

Land use planning consultation zone:

The site is in the outer AWE consultation zone, but due to the development potential consultation with ONR is not required.

General consultation with ONR on the principle of development within Mortimer will take place as part of the Preferred Options consultation.

Environment Agency:

The site is within SPZ2 and has an ordinary watercourse.

Thames Water:

No comments regarding water supply have been received.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

This site is seen as the most logical site for the village. Access is considered to be ok. The proposed 170 dwellings are considered too many for the site. Traffic is not seen as huge issues, as long as a smaller number of houses are proposed. Access to the railway station is not good.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact and does not highlight any significant sustainability issues. There are many positive impacts as the site is well related to local services and facilities within the village. A small area of flood risk is a potential negative impact, but with appropriate design and mitigation measures, including SUDs, this impact would be minimised. There is potential for a negative impact on ecology and biodiversity, but with appropriate mitigation again this impact would be minimised.

Proposed development (from SHLAA submission):

The site is proposed for a mix of dwellings types and sizes, including affordable housing.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR007	Site Address:	Land behind Six Acre Cottage, Drury Lane, Mortimer Common
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Development Potential:	52 dwellings (1.72ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Poorly related to the existing settlement, not adjacent to the settlement boundary.
- Greenfield
- Surface water flood risk
- No pavements
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council agreed that this site is poorly related to the village and therefore, agree with the not currently developable assessment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	Y	Detached and poor relationship to settlement.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR008	Site Address:	Land at north east corner of Spring Lane, Mortimer
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Development Potential:	15 Dwellings (0.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - Surface water flood risk - AWE outer consultation zone

Site Assessment

Parish Council consultation response:	The site is located on the edge of the Common. Flooding occurred here in 2007 as water flows down Spring Lane. Part of the EA's drainage works are proposed for this location.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
	Grade 1 / II* Park and Gardens	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

*Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Grassland
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained from Spring Lane.
	Highway network suitability	N	Development would be expected to generate approximately 60 daily vehicle movements, including 6 during the 08:00 to 09:00 AM peak. This is expected to have a limited impact on the highway network
	Public Transport network	Y	30min bus service between Mortimer Station and Reading Station.
	Footways/Pavements	Y	There are narrow pavements throughout Mortimer
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to recreation ground
	Rights of Way affected	A	Right of way adjacent to the site
	Play areas nearby	Y	Site is close to play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	An extended phase 1 habitat survey required.
	Ancient woodland	N	
	Tree Preservation Orders	A	Right of way passes along the eastern boundary

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		of the site	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	
Relationship to surrounding area	Relationship to settlement	Y	The site is well located to the existing settlement pattern
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	Possible archaeological interest although no previous work
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2, ordinary watercourse
HSE Hazard Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR008	Site Address:	Land at north east corner of Spring Lane, Mortimer	Development Potential:	15 dwellings (0.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is within walking distance to local services and facilities as well as open countryside		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to sports facilities at the recreation ground, rights of way and open countryside.		
	Will it protect and enhance green infrastructure across the district?	0	Right of way runs along the north eastern boundary of the site	Right of way would need to be preserved should development of the site take place	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	The size and location of the site is unlikely to impact on road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and adjacent to TPOs	TPOs would need appropriate buffers, the BOA provides opportunities to enhance biodiversity. An extended Phase 1 Habitat Survey would be required.	Development could have a negative impact on environmental sustainability unless appropriate mitigation is provided.
	Will it conserve and	0	The site is an enclosed field.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	enhance the local distinctiveness of the character of the landscape?				
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing development.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The is potential for archaeology on the site, although no work has been done.	Heritage impact assessment would be required should the site be considered for allocation.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on the enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	The site is in area at risk from surface water flood risk. Flooding has occurred to properties along Spring Lane. Water runs along the lane towards the site.	An FRA and appropriate mitigation, including SUDs would be required. Sites which are not at risk from flooding will be considered before those which do have a risk of flooding.	Flooding can have a negative impact on all element of sustainability. Mitigation may be able to minimise some of this impact.

Summary

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 number of positive impacts as the site is close to local services and facilities and well related to existing development. The main negative impact of the site is that there is a risk and history of surface water flooding. Mitigation measures could help to reduce this risk. The NPPF sequential test requires that where there are options without a risk of flooding these are considered before sites with a risk of flooding. Development without appropriate mitigation could also have a negative impact on ecology and biodiversity.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
Site ID:	MOR008	Site Address:	Land to the north east of Spring Lane, Mortimer	Development Potential:	15 dwellings (0.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

While the site is well related to existing services and facilities and well related to existing development surface water flooding is a concern. There are other sites within the village which do not have the same level of flood risk, or history of flooding which are considered more appropriate for development in line with the sequential approach.

Discussion:

Site Description:

The site is located to the north of Mortimer and is well related to the existing settlement of Mortimer. There is good access to local services and facilities, including access to the countryside.

The footpath along the eastern boundary of the site.

Landscape:

No landscape assessment work has been carried out for this site.

Flood Risk:

The site is within FZ1. The site is at risk from surface water flooding and Spring Lane has a history of flooding, including of properties. An FRA would be required and appropriate mitigation could reduce this risk.

Highways /Transport:

It is anticipated that the impact of additional traffic generation would be limited.

Regular bus services to Tadley, Burghfield, Mortimer train station and Reading pass near to the site.

Ecology:

There are no known ecology issues on the site. An extended phase 1 habitat survey would be required.

There are trees protected by TPOs adjacent to the site. With appropriate buffers it is not considered that this would impact on deliverability.

Archaeology:

There is possible archaeology on the site, but no previous work has been done.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

There are no known air quality, noise or contamination issues

Minerals and Waste:

No known mineral deposits.

No known waste issues.

Land use planning consultation zone:

The site is in the outer AWE consultation zone, but due to the development potential consultation with ONR is not required.

General consultation with ONR on the principle of development within Mortimer will take place as part of the Preferred Options consultation.

Site Selection – Site Commentary

Environment Agency:

The site is within SPZ2 and has an ordinary watercourse.

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council are concerned about flood risk on this site. Flooding occurred in 2007 with water flowing down spring lane. EA drainage works are proposed for part of this site.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact does not highlight any significant sustainability issues. The site scores positively in relation to accessibility to local services and facilities. There are potential negative impacts on environmental sustainability in relation to biodiversity unless appropriate mitigation measures are put in place. Flooding on and around the site is a significant issue, with a history of flooding. Flooding can have a negative impact on all aspects of sustainability without appropriate mitigation measures.

Proposed development (from SHLAA submission):

The site is proposed for a mix of dwellings types and sizes including affordable housing.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW001	Site Address:	Land at Long Lane, Newbury
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Development Potential:	142 dwellings (4.72ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Ground water and surface water flood risk. Evidence of flooding Jan/Feb 2014. - Distance from play facilities for children - Electricity pylons cross the site - Potential second battle of Newbury site.
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Site Assessment

Parish Council consultation response:	The parish councils felt that this site needed to be considered as one site with NEW010. The site is within the 2 nd battle of Newbury site (although this is not a registered Battlefield). Potential for traffic issues along the B4009 and Love Lane. Flooding is also an issue. The local schools are full. Concerned about the potential to impact on the character of Shaw-cum-Donnington. The site is adjacent to Shaw cemetery which has about 25 years worth of space left, the site could be an extension to the cemetery. Flooding takes place from the site into Shaw Cemetery and Cromwell Road. Significant levels of flooding occurred during Jan/Feb 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	Although the site is within the 2 nd battle of Newbury site.
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	Site is an appropriate size for the settlement
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Evidence of significant flooding during Jan/Feb 2014.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury, including bus and train. Hourly buses pass near to the site.
	Footways/Pavements	Y	There are footpaths throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of Low landscape sensitivity
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	A	A right of way passes to the south and east of the site
	Play areas nearby	N	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the existing settlement although separated from the settlement by the cemetery.
	Incompatible adjacent land uses	N	Site is adjacent to a cemetery.
Heritage impact	Archaeology	Y	Possibly lies within the 2 nd battle of Newbury battlefield. Finds in the local area indicate further potential. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Over head cables / underground pipes	Y	Electricity pylons run though the site.
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Source Protection Zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW010, NEW063		
Other (anything else to be considered)	None		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW001	Site Address:	Land at Long Lane, Newbury	Development Potential:	142 dwellings (4.72ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities, as well as open countryside.		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	?	The site is close to facilities at Trinity School, some of which are open to the public.		
	Will it protect and enhance green infrastructure across the district?	0	ROW passes east of the site and the site is close to local amenity space.	The right of way would need to be preserved	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		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. This means that the site could have appositive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus route past the site and Newbury station is approximately 2.5km from the site. There are a number of opportunities for walking and cycling to local services and facilities.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact on biodiversity or geodiversity		The site is open and rural in nature, therefore development could have a negative impact on this element of environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in open countryside, adjacent to cemetery. The site is within an area of low landscape sensitivity.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the approach to Newbury as the site is not adjacent to existing residential development.		The site is close to local heritage and cultural facilities within Newbury, and is likely to be within the 2 nd battle of Newbury site. Development could have an impact on the character of the built environment in this area. It is unlikely that overall development of this site would have a significant impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	-	The site is likely to be within the 2 nd battle of Newbury site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	?	The site is adjacent to the B4009. there is potential for the part of the site adjacent to the road to experience issues with air quality.	Mitigation would need to be provided as part of any proposed scheme on the site	The location of the site on the B4009 could lead to Air quality and noise pollution issues on the site, especially on any development adjacent to the road. Therefore, there is potential for a negative impact on social sustainability if appropriate mitigation was not included.
	Will there be an impact noise levels?	?	The site is adjacent to the B4009. There is potential for the part of the site adjacent to the road to experience issues of noise.	Mitigation would need to be provided as part of any proposed scheme on the site	
	Will there be an impact on soil quality?	-	Loss of grade 2 agricultural land		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The site could have a negative impact on environmental sustainability as it is a Greenfield site.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	- -	Site is within an area of groundwater and surface water flood risk. The site flooded in Jan/Feb 2014, leading to flooding of the cemetery and properties to the south of the site.	An FRA would be required. Mitigation including SUDs would need to be provided.	The flood risk on the site means that there will be a negative impact on all aspects of sustainability. It is unlikely that mitigation measures would be able to completely mitigate the impact of flooding.

Summary

Flood risk gives a significant negative impact on sustainability on this site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development is not adjacent to existing residential development. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
Site ID:	NEW001	Site Address:	Land at Long Lane, Newbury	Development Potential:	142 dwellings (4.72ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is at significant risk from surface water flooding, with a history of flooding impacting on the adjacent road, cemetery and properties to the south.

Discussion:

Site Description:

The site is located to the north of Newbury, to the north of Shaw cemetery. The cemetery means that the site is not physically adjacent to existing development although it is adjacent to the settlement boundary. There is good access into Newbury and the local service and facilities it provides, and good access to the countryside.

A right of way passes along the southern and eastern boundaries of the site. This would need to be protected should development take place.

Landscape:

The site is in area of low landscape sensitivity.

Development would lead to the loss of grade 2 agricultural land

Flood Risk:

The site is in FZ1, within an area at risk from surface and groundwater flooding. There is a history of flooding on the site and on land to the north, with flood water travelling through the site flooding the cemetery and properties to the south.

Highways /Transport:

No comments have been received on this site. The site is close to Newbury with a number of public transport options. An hourly bus service passes near to the site.

Ecology:

No known ecological issues.

Archaeology:

The site possibly lies within the 2nd Battle of Newbury site. There is high potential for archaeology on the site.

Further information would be required.

Education:

The local primary school is at capacity and other primary schools within Newbury are close to or at capacity. No comments made about secondary school provision.

Environmental Health:

No known air quality, noise or contamination issues. The proximity to the B4009 means that air and noise surveys should be carried out.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments on this site. The site is within SPZ3.

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site

Parish Council:

The Parish Council feel that this site should be considered alongside NEW010. There are concerns relating to traffic and school places should the site be developed. Flooding is also a major concern with this site.

SA/SEA:

The SA/SEA highlights that flooding would have a significant negative impact on sustainability. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development is not adjacent to existing residential development. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The site is proposed for 183 dwellings, including affordable housing.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW007	Site Address:	Unit D Mandarin Court, Hambridge Road, Newbury
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Development Potential:	13 dwellings (0.21ha at 60dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary
- Protected employment area

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Within Protected employment area
Land Use	Protected Employment Lane	Y	
AWE consultation Zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement boundary	N	
Within settlement boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW008	Site Address:	Land adjoining Mencap Respite Centre, Pinchington Lane, Newbury
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Development Potential:	4 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk - Deep water storage on site - Potential for contaminated land - Area of medium/high landscape sensitivity - Great Crested Newts breeding pond on the site
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Site Assessment

Parish Council consultation response:	Parish council agreed that this site would be a good location for development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Area	N	
AWE consultation Zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	U	Site is used for deep water storage.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	Y	Site was previously used as a landfill site. Waste material deposited in such as way that contamination and remediation may be a significant issue.
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options available in Newbury. Two buses pass the site an hour.
	Footways/Pavements	Y	There are pavements throughout Newbury
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in Medium / High area of landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space, although development of the site would reduce the local amenity space available to the local community.
	Rights of Way affected	N	
	Play areas nearby	Y	

Site Selection – Site Assessment

Ecology / Environmental / Geological	Protected species	Y	Great Crested Newts breeding pond on the site
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Compatibility with neighbouring land uses (eg. noise / pollution generation)	Y	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	Y	TW do not envisage infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2. Site is a former landfill site. Investigation of pollution risk to groundwater required.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is a former landfill site (waste deposited post mineral extraction).
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047(D)		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW008	Site Address:	Land adjoining Mencap Respite Centre, Pinchington Lane, Newbury	Development Potential:	4 dwellings
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local open space (inc. Greenham common) and other 'local services and facilities.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby club and within Newbury town centre		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to Newbury retail park and Newbury College as well as opportunities within Newbury town centre		The site is close to all the services and facilities located within Newbury Town Centre, including public transport services. The site also has easy access to the A339 and A34 giving easy access to employment opportunities outside of Newbury. The site would contribute positively to economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass the site, with opportunities for walking and cycling, including cycle path routes into the town centre.		The site's location close to Newbury Retail Park and other local service and facilities mean that walking and cycling are real options for potential future residents. Therefore development of the site would contribute positively to environmental and social
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	--	The pond on the site is a breeding site for great crested newts		Development of the site would have a negative impact on the breeding population of great crested newts.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape. The site is within an area of medium / high landscape sensitivity.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is adjacent to existing residential development.		Development of the site is unlikely to an impact on any elements of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No archaeological features on the site. Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to an impact on any elements of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Site is former landfill site.	Further investigation into potential contamination would be required on this site.	The site is a former landfill site, so while making the most of land which has previously been developed there could be issues relating to contamination on the site. The site has the potential to contribute positively to all aspects of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	-	Development is likely to increase greenhouse gas emissions. The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without appropriate mitigation development would have a negative impact on environmental sustainability. Mitigation measures will reduce this impact and could lead to a neutral impact.
	Will the site be subject to / at risk from flooding	-	Site is within a surface water flood risk area.	An FRA and appropriate mitigation, including SUDs would be required.	Surface water flooding could be an issue on the site, but with appropriate SUDs this could be mitigated meaning the site is unlikely to have an impact on any aspects of sustainability.

Summary

The Great Crested Newts breeding pond on this site means that development would have a significant negative impact on environmental sustainability. The site is close to local service and facilities within Newbury and at the retail park which give good opportunity for walking, cycling and public transport, all of which would have a positive impact on sustainability. Flood risk on the site means that there could be a negative impact on sustainability. Mitigation measures could be introduced to minimise this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW008	Site Address:	Land adjoining Mencap Respite Centre, Pinchington Lane, Newbury	Development Potential:	4 dwellings (0.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is largely taken up by a breeding pond for great crested newts.

Discussion:

Site Description:

The site is located to the south of Newbury between Newbury and Greenham. The site is close to local services and facilities including Newbury Retail Park and Newbury College. The site is also close to Greenham Common.

Landscape:

The site is in an area of Medium/High landscape sensitivity.

Flood Risk:

The site is in FZ1, within a surface water flood risk area, although there is no evidence of flooding on the site. The site does contain a pond. SUDS would be required.

Highways /Transport:

No comments have been made on this site.

The site is close to local bus services, with two services passing the site each hour.

Ecology:

The site contains a breeding pond for Great Crested Newts. Significant concern raised over the development of this site.

Archaeology:

No known archaeological issues

Education:

The local primary school provision is at capacity. There is some capacity at the local secondary school.

Environmental Health:

The site is a previous landfill site, therefore, there is potential for contamination on the site.

No known air quality or noise issues.

Minerals and Waste:

The site is former landfill site (waste deposited post mineral extraction). It is understood that waste was deposited in such a way that contamination and remediation may be a significant issue.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments on this site. The site is within SPZ2. There is potential for contamination on the site which could impact on groundwater.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The Parish Council agree that this site would be a good location for development.

Site Selection – Site Commentary

SA/SEA:

The SA highlights a significantly negative impact on environmental sustainability as a result of the great crested newts breeding pond on the site.

Proposed development (from SHLAA submission):

The site is proposed for approximately 4 dwellings to the north of the pond, with the pond to be retained.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW009	Site Address:	Enborne Gate Farm, Enborne Road, Newbury
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Development Potential:	8 dwellings (0.27ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered battlefield

Site Assessment

Parish Council consultation response:	Parish council did not specifically comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Within registered Battlefield
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW010	Site Address:	Land at Long Lane, Shaw
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Development Potential:	85 dwellings (2.82ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Ground and surface water flood risk. Evidence of flooding Jan/Feb 2014. - Distance from play facilities for children - Potential second battle of Newbury site - Oil pipeline runs through the site
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Site Assessment

Parish Council consultation response:	<p>The parish councils felt that this site needed to be considered as one site with NEW010. The site is within the 2nd battle of Newbury site (although this is not a registered Battlefield). Potential for traffic issues along the B4009 and Love Lane. Flooding is also an issue. The local schools are full. Concerned about the potential to impact on the character of Shaw-cum-Donnington.</p> <p>Flooding takes place from the site into Shaw Cemetery and Cromwell Road. Significant levels of flooding occurred during Jan/Feb 2014, development on this site could exacerbate this.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	The site is within the 2 nd battle of Newbury site.
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation Zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone. Evidence of significant flooding during Jan/Feb 2014.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury, including bus and train. Hourly buses pass near to the site.
	Footways/Pavements	Y	There are footpaths throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in a low area of landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	A	ROW runs along the western boundary of the site.
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	

Site Selection – Site Assessment

	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to existing settlement
	Incompatible adjacent land uses	Y	
Heritage	Archaeology	Y	Possibly lies within the 2 nd battle of Newbury battlefield. Finds in the local area indicate further potential. Further investigation required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Over head cables / underground pipes	Y	Oil pipeline runs through the site
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3. Major Aquifer, high risk to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW001		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW010	Site Address:	Land at Long Lane, Newbury	Development Potential:	85 dwellings (2.8ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities, as well as open countryside.		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	?	The site is close to facilities at Trinity School, some of which are open to the public.		
	Will it protect and enhance green infrastructure across the district?	0	ROW passes east of the site and the site is close to local amenity space.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education and other services and facilities within Newbury, as well as giving easy access to the strategic road network and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus route pass the site and Newbury station is approximately 2.5km from the site. There are a number of opportunities for walking and cycling to local services and facilities.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact on biodiversity or geodiversity		The site is open and rural in nature, therefore development could have a negative impact on this element of environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Open countryside, adjacent to cemetery. The site is within an area of low landscape sensitivity		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	Development on this site would change the approach to Newbury as this area is outside the built area of Newbury		The site is close to local heritage and cultural facilities within Newbury, and is likely to be within the 2 nd battle of Newbury site. Development could have an impact on the character of the built environment in this area. It is unlikely that overall development of this site would have a significant impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	-	The site is likely to be within the 2 nd battle of Newbury site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site is adjacent to the B4009. There is potential for the part of the site adjacent to the road to experience issues with air quality.		The location of the site on the B4009 could lead to Air quality and noise pollution issues on the site, especially on any development adjacent to the road. Therefore, there is potential for a negative impact on social sustainability if appropriate mitigation was not included.
	Will the site be at risk from, or impact on, noise levels?	?	The site is adjacent to the B4009. There is potential for the part of the site adjacent to the road to experience issues of noise.		
	Will there be an impact on soil quality?	-	Loss of grade 2 agricultural land		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The site could have a negative impact on environmental sustainability as it is a Greenfield site.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	--	Site is within an area of groundwater and surface water flood risk. The site flooded in Jan/Feb 2014, leading to flooding of NEW001, the cemetery and properties to the south of the NEW001.	An FRA would be required Mitigation including SUDs would need to be provided.	The flood risk on the site means that there will be a negative impact on all aspects of sustainability. It is unlikely that mitigation measures would be able to completely mitigate the impact of flooding.

Summary

Flood risk gives a significant negative impact on sustainability on this site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment as development would extend into the rural approach to Newbury. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral / Uncertain

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
Site ID:	NEW010	Site Address:	Land at Long Lane, Newbury	Development Potential:	85 dwellings (2.8ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

There is a significant risk of and history of flooding on the site, impacting on the road, NEW001 and properties to the south of NEW001.

Discussion:

Site Description:

The site is located to the north of Newbury, to the west of Shaw Cemetery. There is good access into Newbury and the local services and facilities it provides. There is good access to the countryside.

A right of way passes along the western boundary of the site and would need to be preserved should the site be developed.

Landscape:

The site is in an area of low landscape sensitivity.

Development would lead to the loss of grade 2 agricultural land.

Flood Risk:

The site is in FZ1, within an area at risk from surface and groundwater flooding. There is a history of flooding on the site and on land to the east, with flood water travelling through the site, across the road into NEW001, flooding the cemetery and properties to the south. An FRA would be required, with SUDs provided.

Highways /Transport:

No comments have been received on this site. The site is close to Newbury with a number of public transport options. An hourly bus service passes near to the site.

Ecology:

No known ecological issues

Archaeology:

The site possibly lies within the 2nd Battle of Newbury site. There is high potential for archaeology on the site.

Further information would be required.

Education:

The local primary school is at capacity and other primary schools within Newbury are close to or at capacity. No comments made about secondary school provision.

Environmental Health:

No known air quality, noise or contamination issues. The proximity to the B4009 means that air and noise surveys should be carried out.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments on this site. The site is within SPZ3, there is a high risk of contamination to groundwater from development of this site.

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site.

Parish Council:

The Parish Council feel that this site should be considered alongside NEW010. There are concerns relating to traffic and school places should the site be developed. Flooding is also a major concern.

SA/SEA:

The SA/SEA highlights that flooding would have a significant negative impact on sustainability. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative impacts on sustainability from development on this site. Development would change the character of the landscape and built environment. Development would also lead to the loss of grade 2 agricultural land, which would have a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The site is proposed for 127 dwellings, including affordable housing.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW011	Site Address:	Land adjacent to Oxford Road, Newbury
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Development Potential:	23 dwellings (0.75ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - Flood risk (adjacent to FZ3, in FZ2) - Ground and surface water flood risk. Evidence that the site was flooded during Jan/Feb 2014. - Local Wildlife site

Site Assessment

Parish Council consultation response:	Parish council indicated the site suffered from flooding in Jun/Feb 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Adjacent to River Lambourn. Part of the northern and eastern area of the site is within Flood Zone 3 (approx 65% of site).
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	A	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	Approx 30% of site.
	Groundwater flood risk	Y	Site was flooded during Jan/Feb 2014.
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury. An hourly bus service passes near to the site.
	Footways/Pavements	Y	There are pavements throughout Newbury
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of medium landscape sensitivity.
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to playing fields
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	U	Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	Y	Extended Phase 1 Habitat survey required to

Site Selection – Site Assessment

			show why LWS can be destroyed.
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA.
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	A	Site is adjacent to the site of the second battle of Newbury battlefield.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2. Major aquifer, high risk to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW011	Site Address:	Land adjacent to Oxford Road, Newbury	Development Potential:	23 dwellings (0.75ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	+	The site is close sports facilities at Trinity school which are available to the public.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		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. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 2km from the site. There are a number of opportunities for walking and cycling to local services and facilities within Newbury.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and LWS and adjacent to trees with TPOs. The site is also adjacent to SAC and SSSI. The site is very sensitive in terms of biodiversity.	An extended Phase 1 Habitat survey would be required to show why the LWS designation can be removed.	It is likely that this site would have a negative impact on environmental sustainability due to its location with a LWS and proximity to SSSI and SAC.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would impact on the integrity of Donnington.		The site is close to local heritage and cultural facilities within Newbury, and is likely to be within the 2 nd battle of Newbury site. Development could have an impact on the character of the built environment in this area. There is potential for this site to have a negative impact on environmental and social sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is likely to have been part of the 2 nd battle of Newbury site.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to Donnington Castle.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	-	Development is likely to increase greenhouse gas emissions. The level	Mitigation could include Travel Plans to reduce car traffic and	Without appropriate mitigation development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		of impact depends on the building materials used, construction methods, transport and design	compliance with policies within the core strategy.	would have a negative impact on environmental sustainability. Mitigation measures will reduce this impact and could lead to a neutral impact.
	Will the site be subject to / at risk from flooding	- -	About half of the site is within flood zone 3, with most of the site in flood zone 2. Evidence from the parish council indicates that the site flooded in Jan/Feb 2014.	Where there are other suitable sites for development in the area they would be considered before this site. An FRA and significant mitigation measures, including SUDs would need to be provided.	The flood risk on the site means that there will be a negative impact on all aspects of sustainability.

Summary

Flood risk gives a significant negative impact on the sustainability of the site. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative sustainability impacts from development on this site. The site is adjacent to a SSSI and SAC, while being within a LWS, making the site very sensitive in terms of biodiversity. Significant mitigation would be required to reduce this impact. Development of the site would have the potential to link Newbury and Donnington, impacting on the integrity of Donnington.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	NEW011	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW011	Site Address:	Land adjacent to Oxford Road, Newbury	Development Potential:	23 dwellings (0.75ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

There is a significant risk of and history of flooding on the site. The site is also sensitive in terms of ecology, within a Local Wildlife Site and adjacent to a SAC and SSSI.

In line with the NPPF, where there are other suitable sites with a lower risk of flooding these will be considered first.

Discussion:

Site Description:

The site is located to the north west of Newbury adjacent to the River Lambourn. The site is well related to existing residential development, with development on two sides.

Landscape:

The site is in an area of medium landscape sensitivity

Flood Risk:

The site is adjacent to the River Lambourn. There is a significant risk of flooding on the site, with 65% of the site in flood zone 3 and the majority of the site in flood zone 2 (an additional 30%), and at risk from surface and groundwater flooding. There is evidence that the site was flooded in Jan/Feb 2014. An FRA and appropriate flood mitigation would be required should the site be developed.

Highways /Transport:

No comments have been made on this site.

There are good public transport links close to the site, with a bus route passing close to the site and Newbury railway station in the Town Centre.

There are a good range of walking and cycling routes within Newbury itself.

Ecology:

The site is considered sensitive in terms of biodiversity as it is located within a Local Wildlife site and adjacent to the River Lambourn SAC and SSSI. An extended phase 1 habitat survey would be required to show why the LWS can be destroyed.

Archaeology:

No known archaeological issues

Education:

Local primary school provision is at capacity. No comments have been made about secondary school provision.

Environmental Health:

No known air quality, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

Strong recommendation that the site is not allocated due to location within flood zone 3 and 2. The site is within SPZ2 with a high risk to groundwater.

Site Selection – Site Commentary

Thames Water:

TW not consulted on this site

Parish Council:

The Parish council indicated that the site suffered from flooding during Jan/Feb 2014.

SA/SEA:

The SA/SEA indicates a significant impact on sustainability from flooding. While mitigation measures could be considered it is unlikely that these could fully mitigate the flood risk. The site is close to local services and facilities within Newbury, which would have a positive impact on sustainability by encouraging walking, cycling and the use of public transport. There are a number of negative sustainability impacts from development on this site. The site is adjacent to a SSSI and SAC, while being within a LWS, making the site very sensitive in terms of biodiversity. Significant mitigation would be required to reduce this impact. Development of the site would have the potential to link Newbury and Donnington, impacting on the integrity of Donnington.

Proposed development (from SHLAA submission):

The site is being promoted as a whole, for approximately 90 dwellings.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW012	Site Address:	Land north of Newbury College, Monks Lane
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Development Potential:	23 dwellings (0.78ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:
- Greenfield

Site Assessment

Parish Council consultation response:	While the site in some ways is seen as an ideal location for development, it is seen as a green gateway into Newbury. The Town Council would like to see the site used as allotments or for community growing. Concern was raised over the cumulative impact of development on the road network and infrastructure providers.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access can be obtained onto Monks Lane via the existing roundabout.
	Highway network suitability	Y	Development is likely to generate approximately 138 daily vehicle movements including about 14 during the 08:00 to 09:00 AM peak. This level of additional traffic would be expected to have a limited impact on the highway network.
	Public Transport network	Y	There are a number of public transport options in Newbury including a railway station with links to Reading, London and the West. An hourly bus service passes the site, with other bus services passing near by.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to a number of playing fields (including Newbury Rugby Club and several school facilities), recreation grounds and amenity space, although most public access facilities are

Site Selection – Site Assessment

			more than 800m from the site
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Some evidence for RB activity in the area. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern over water supply. Detailed water supply strategy would be required.
	Wastewater	Y	TW do not envisage infrastructure concerns.
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2
AWE consultation zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP would need to be considered.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW030		The site is adjacent to the Sandeford Park allocated site.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW012	Site Address:	Land north of Newbury College, Monks Lane, Newbury	Development Potential:	23 dwellings (0.78ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to local sports facilities, Greenham Common and local services and facilities that would support and encourage healthy, active lifestyles		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Newbury College and Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI, although the site is close to Greenham Common		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is located on the college site, close to local services and facilities at Newbury Retail Park and the town centre		The site is close to all the services and facilities located within Newbury Town Centre, including public transport services. The site also has easy access to the A339 and A34 giving easy access to employment outside of Newbury. The site would contribute positively to economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					to environmental and social sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to impact on biodiversity and geodiversity		Development of the site is unlikely to an impact on any elements of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the? built environment?	0	Unlikely to have an impact on the character of the built environment as the site is adjacent to Sandford Park development area.		Development of the site is unlikely to impact on any elements of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets. Although there is evidence of RB activity on the site.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site is close to the A339	Design would need to take into account the potential impact of the A339 on air quality.	Development of the site is unlikely to an impact on any elements of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	The site is part of the college land and therefore previously developed land according to the definition in the NPPF.		There will be a positive impact on sustainability.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no risk of flooding on the site although it is adjacent to an area of surface water flood risk.	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant impacts from this site. The site 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.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
Site ID:	NEW012	Site Address:	Land north of Newbury College, Monks Lane	Development Potential:	23 dwellings (0.78ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities with good links (walking, cycling and public transport) into Newbury town centre.

Discussion:

Site Description:

The site is located to the south of Newbury adjacent to the north eastern area of Sandleford Park and north of Newbury College. The site is close to local services and facilities, including the College and Newbury Retail Park, with good links into the town centre.

Landscape:

The site is in an area of medium landscape sensitivity

Flood Risk:

Site is in Flood Zone 1. Adjacent to an area of surface water flood risk. SUDs would be required.

Highways /Transport:

Traffic generated from the site is considered to have a limited impact on the highway network.

The site is well placed for all modes of travel and many facilities.

Ecology:

No known ecology issues.

Archaeology:

Some evidence of RB activity in the area. Further assessment required.

Education:

Local primary school provision is at capacity. There is capacity at the local secondary school.

Environmental Health:

No known air quality, noise or contamination issues. The site is close to the A339, so an air quality survey would need to be carried out.

Minerals and Waste:

The site is partially underlain by gravel. Consideration of Policy 1 & 2 of the RMLP would be needed.

Land use planning consultation zone:

The site is not in an AWE consultation zone

Environment Agency:

No specific comments on this site. Site is in SPZ2.

Thames Water:

Significant concern regarding Water Supply capability, specifically water resource. Current water supply network in this area is highly unlikely to be able to support the demand from this site. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A detailed water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Site Selection – Site Commentary

Parish Council:

The parish council noted that in some ways this site is seen as an ideal location for development, although it is a green gateway into Newbury. The Town Council would like to see allotments on the site. Concern was raised regarding the cumulative impact of development on the road network and infrastructure provider.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant impacts from this site. The site 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.

Proposed development (from SHLAA submission):

The site is being promoted for 23 dwellings.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen / Newbury
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Site ID:	NEW018	Site Address:	Land at Bonemill Lane, Newbury
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Development Potential:	190 dwellings (6.36ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered Battlefield

Site Assessment

Parish Council consultation response:	Concern about noise from the railway and issues of access. A road linking to the A34 would be required in order to ensure the site is accessible. The Town Council would like to see the site as an extension to the existing allotments.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	Site is adjacent to flood zone 3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Within registered battlefield
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW019	Site Address:	Land at Sandpit Hill / Andover Road, Newbury
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Development Potential:	195 dwellings (6.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Flood risk (FZ2 and surface water flood risk) - Area of medium/high landscape sensitivity - Distance from key services and facilities - Distance from amenity space and play facilities.
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Site Assessment

Parish Council consultation response:	Greenham Parish Council suggested that the site would be used to provide strategic access to Andover Road from Sandford Park (NEW030), this would also require land from NEW108. Newbury Town Council were concerned about the distance into the town centre, with impact on the views from the southern part of Sandford Park. Gradient and drainage of the site are also of concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	Adjacent to the River Enborne. 4% of site within FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	5% of site in FZ2.
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	There are potential access issues for the site
	Highway network suitability	N	No comments made on this site
	Public Transport network	U	There are a number of public transport options in the town centre itself, including a railway station. An intermittent bus service links the site into Newbury.
	Footways/Pavements	Y	There are pavements throughout Newbury. Although there is not a pavement on the site side of Andover Road, there is a pavement opposite the site.
Landscape	Located in AONB	N	
	Located with an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in an area of medium / high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	Site is some distance from local amenity space
	Rights of Way affected	N	

Site Selection – Site Assessment

	Play areas nearby	N	Site is some distance from local play facilities for children.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	U	Site is adjacent to a BOA, within an area designated as a UKBAP woodland and grassland
Relationship to surrounding area	Relationship to settlement	U	Site is some distance from the town centre
	Incompatible adjacent land uses		
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: NEW108, NEW092, NEW091, NEW097		
Other (anything else to be considered)	None		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW019	Site Address:	Land at Sandpit Hill / Andover Road, Newbury	Development Potential:	195 dwellings (6.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	?	Site will be close to facilities provided at Sandford, but the site itself is unlikely to support and encourage healthy, active lifestyles.		Development of the site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	?	The site is approximately 2km from facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	?	The site is some distance from employment opportunities within the town centre. Other sites have better opportunities for access to employment.		Development of the site is unlikely to have an impact on any aspect of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	?	An intermittent bus route passes the site. There are opportunities for walking and cycling, which could be improved through the development of Sandford.	Development at Sandford Park would be likely to improve opportunities for walking and cycling.	Development of the site is unlikely to have an impact on any aspect of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is adjacent to a BOA, in an area designated as UKBAP Woodland and Grassland	Mitigation measures would need to be provided.	Development of the site could have a negative impact on biodiversity within the UKBAP woodland and grassland.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in an area of medium / high landscape sensitivity.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site feels outside of Newbury's built up area. There would be an impact on the identity of Wash Water.		Development of the site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Part of the site is within FZ2 and the whole site is within a surface water flood risk area.	An FRA and appropriate mitigation including SUDs would need to be provided.	The flood risk, especially on the southern part of the site could have an impact on all aspects of sustainability.

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

There are no significant impacts on sustainability from the development of this site. The site is some distance from facilities within Newbury Town Centre, although there are local facilities within Wash Common. Opportunities for use of public transport are currently limited, although there is potential for improvements alongside the development at Sandford. Flooding is an issue on the southern part of the site, and could impact on sustainability without appropriate mitigation measures. The site is within an area designated as a UKBAP Woodland and Grassland and mitigation measures would need to be provided to limit the negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW019	Site Address:	Land at Sandpit Hill / Andover Road, Newbury	Development Potential:	195 dwellings (6.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is close to the strategic site allocation of Sandford Park, and therefore, it is considered that this part of Newbury should not have further development of this scale in the short to medium term.

The site is some distance from services and facilities within Newbury Town Centre, with limited public transport opportunities.

Discussion:

Site Description:

The site is located to the south of Newbury on the boundary with Hampshire. The site is some distance from facilities within the town centre, although there are a number of facilities within Wash Common, approximately 2km from the site.

Landscape:

The site is in an area of medium / high landscape sensitivity.

Flood Risk:

The southern part of the site is adjacent to the River Enborne. 4% of the site is within FZ3, with a further 5% in FZ2. 91% of the site is in FZ1. The site is also within an area at risk from surface water flooding. There is a history of flooding along the river in this area. Should development take place there should be an 8m buffer between the river bank and development.

An FRA and appropriate flood mitigation, including SUDs would need to be provided should development go ahead.

Highways /Transport:

No highways comments have been received for this site.

An intermittent bus service links the site to Newbury town centre where there are a wide range of public transport options.

Ecology:

The site is adjacent to a BOA and is designated as a UKBAP woodland and Grassland Habitat.

Archaeology:

No known archaeological issues

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No comments made on this site

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The EA have strongly recommended that this site is not allocated due to the proximity to the River Enborne and associated flood risk.

Site Selection – Site Commentary

The site is in SPZ2.

Thames Water:

TW not consulted on this site

Parish Council:

The Parish and Town council had different views on this site. Greenham Parish Council suggested that the site, along with NEW108, could be used to provide strategic access to Andover Road from Sandlesford Park. Newbury Town Council was concerned about the distance to the town centre and the impact on views from the southern part of Sandlesford Park. Gradient and drainage issues were also raised.

SA/SEA:

There are no significant impacts on sustainability from the development of this site. Development would have a predominantly neutral impact on sustainability. The site is some distance from facilities within Newbury Town Centre, although there are local facilities within Wash Common. Opportunities for use of public transport are currently limited, although there is potential for improvements alongside the development at Sandlesford. Flooding is an issue on the southern part of the site, and could impact on sustainability without appropriate mitigation measures. The site is within an area designated as a UKBAP Woodland and Grassland and mitigation measures would need to be provided to limit the negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for a mix of dwellings types and sizes, including affordable housing.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW020	Site Address:	Land adjacent to Thames Water Reservoir, Newbury
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Development Potential:	10 dwellings (0.34ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered Battlefield

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Within registered battlefield
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW020B	Site Address:	Land adjacent to Enborne Lodge, Newbury
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Development Potential:	22 dwellings (0.72ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered Battlefield

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Within registered battlefield
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW021	Site Address:	Land to the rear of Russell Road, Newbury
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Development Potential:	16 dwellings (0.54ha at 30dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

Key Issues:

- Flood risk (FZ3). Evidence of flooding during Winter/Spring 2014
- Multiple ownership

Site Assessment

Parish Council consultation response:	Site was flooded during Jan./Feb 2014
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Flood Risk and history of flooding. Site flooded Dec 2013 – April/May 2014
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW023	Site Address:	Elizabeth House, West Street, Newbury
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Development Potential:	24 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Planning permission for 24 suite apart-hotel

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	12/00499 Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently Developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW024	Site Address:	Land at St Johns Garage, Newbury
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Development Potential:	24 dwellings (0.4ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Surface water flood risk
- Conservation area and listed building

Site Assessment

Parish Council consultation response:	General agreement that this site should be developed. It is previously developed land and within the settlement boundary.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not currently Developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW025	Site Address:	Land adjoining Faraday Road and Fleming Road
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Development Potential:	160 dwellings (planning permission)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site has planning permission for a mixed use development.
 Site is also within flood zone 3, in which residential development is not considered appropriate due to the flood risk.

Site Assessment

Parish Council consultation response:	NTC suspect that there was standing water very close to the site in Jan / Feb 2014.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	08/01255/OUTMAJ. Approved 12/00772/XOUTMA. Pending determination
Within flood zone 3	Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently Developable	N
Land Use	Protected Employment Land	Y
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW026	Site Address:	The Courtyard, 4-6 London Road, Newbury
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Development Potential:	18 dwellings (0.3ha at 60dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

- Key Issues:
- Groundwater flood risk
 - Conservation Area

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Settlement:	Newbury	Parish:	Newbury / Greenham
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Site ID:	NEW030	Site Address:	Sandleford Park, Newbury
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Development Potential:	Up to 2,000 Dwellings (allocated in Core Strategy)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has been allocated for development in the Core Strategy.

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		A	Southern part of the site is adjacent to FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

*Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW031 A & B	Site Address:	Land at Shaw, West and east of the A339
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Development Potential:	549 dwellings (18.3ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Scale of development - Greenfield - Ground and surface water flood risk. Evidence of part of the site being flooding Jan/Feb 2014. - Right of way passes through the site - Oil pipeline runs through the site - Impact on Snelmore Common and the River Lambourn
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Site Assessment

Parish Council consultation response:	<p>Parish council concerned that a development of this size would double the size of Shaw cum Donnington and destroy the character of the village. General agreement that this site should be considered at a more strategic level post 2026 as there would be significant infrastructure requirements which should be an integral part of the development. Phased development as currently proposed would not achieve this. Flooding, impact on traffic, access, pressure on schools are also of concern. Concern regarding the sole access to the site being from the Vodafone Roundabout. Site has had standing water on it in a number of places during Jan / Feb 2014.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	The potential size of the site means that it needs to be considered as a strategic site.
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone. An ordinary water course passes through the site. Parts of the site were subject to standing water in Jan/Feb 2014
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	U	EA request investigation of adjacent site in relation to groundwater contamination. Historic landfill site to the east of area B.
	Other		
Highways / Transport	Access issues	U	Currently access is proposed to come from the Vodafone roundabout on the A339. Concerns have been raised by the parish council as to the suitability of this.
	Highway network suitability	N	Specific comments have not been made on this site.
	Public Transport network	U	While there are a number of public transport options in Newbury, no public services currently pass the site.
	Footways/Pavements	U	There are no pavements between the majority of the site and the town centre.

Site Selection – Site Assessment

Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in area of low / medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to school playing fields, although these do not have public access. The site is quite close to local amenity space, but access to these areas is an issue
	Rights of Way affected	Y	A right of way passes through site A, and adjacent to part of site B
	Play areas nearby	U	The site is quite close to local play facilities for children, although access to these facilities is an issue.
Ecology / Environmental / Geological	Protected species	U	A range of species related to Snelsmore Common and the River Lambourn.
	Ancient woodland	A	
	Tree Preservation Orders	A	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	A	Site is adjacent to a BOA
Relationship to surrounding area	Relationship to settlement	U	The southern part of the site is well related to the existing settlement, although the northern part of the site is not.
	Incompatible adjacent land uses	Y	The site is split by the A339.
Heritage	Archaeology	Y	Finds from the site and immediate area suggest some potential. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	An oil pipe line runs through the site
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3, major aquifer. Investigation of adjacent site required as high risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW067, NEW032		
Other (anything else to be considered)	none		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW031	Site Address:	Land at Shaw, West and East of the A339	Development Potential:	549 dwellings (18.3ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	+	The site is close sports facilities at Trinity school which are available to the public.		
	Will it protect and enhance green infrastructure across the district?	?	The site is close to local amenity space and a right of way passes through the site	The right of way would need to be preserved through any development.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		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. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	?	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 2.5 km from the site. 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	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 close to local services and facilities but walking and cycling routes into the Town Centre would need to be significantly improved for the site to have a positive impact on all aspects of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			for walking and cycling from the site itself.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Mitigation will be required to ensure that road safety would not be compromised.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to Ancient woodland, TPOs, LWS and BOA relating to Snelsmore Common and the River Lambourn. The scale of the site has potential to impact negatively on these areas.	Appropriate buffers and landscaping would be required.	The location of a range of environmental designations on and around the site means that development could have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The scale of the development would impact on the character of the landscape. The site is exposed, within open countryside and does not feel part of Newbury. The site is in an area of low / medium landscape sensitivity		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would impact on the identity of Shaw-cum-Donnington and Newbury due to the size of the proposed development. The proposed site is separated by the A339, which could have an impact on the character of any development that takes place on the site.		Development of the site could have a negative impact on the local character and therefore, could have a negative impact on environmental and social aspects of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	-	Development of the site would have an impact on nearby heritage assets. The site is within the second battle of Newbury site, with potential for archaeological finds on the site.		
	Will it promote, conserve and enhance the District's cultural assets?	?	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	?	The site is close to Donnington Castle and 2 nd battle of Newbury site. Development of the site would open up access to these sites, but greater access could also lead to harm.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is separated by the A339, there is potential for poor air quality on the site, especially adjacent to the road	Mitigation would be required to prevent air quality becoming an issue on the site.	The location of the site adjacent to the A339 could have negative impacts on environmental and social sustainability.
	Will the site be at risk from, or impact on, noise levels?	-	The site is separated by the A339, there is potential for noise issues on the site, especially adjacent to the road	Mitigation would be required to prevent noise becoming an issue on the site.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is in an area of groundwater and surface water flood risk. There was evidence of standing water in Jan/Feb 2014.	An FRA would be required and appropriate mitigation, including SUDs would need to be provided.	The current size of the site means that there could be an impact on environmental sustainability. The flood risk on the site would further impact on environmental sustainability.

Summary

There are no significant sustainability impacts from this site. The site scores positively in terms of access to services and facilities and potential opportunities for public transport and active travel. However, there are a number of negative sustainability impacts in terms of ecology and environmental impacts, air quality and noise and potential impacts on the historic environment and landscape character of the area. There are limited mitigation measures that would be able to significantly reduce this impact. The site also has a risk of flooding and evidence of standing water during Jan/Feb 2014 which would also have an impact on sustainability. Flood mitigation could be provided which would reduce this impact.

Summary of effects:

Effect: Predominantly negative

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
Site ID:	NEW031	Site Address:	Land at Shaw, west and east of the A339	Development Potential:	549 dwellings (18.3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site needs to be considered as a strategic site, which is outside the scope of the Housing Site Allocations DPD.

Discussion:

Site Description:

The site is located to the north of Newbury, separated into two areas by the A339. Development of the site would link Newbury and Donnington village into one urban area, changing the character and significantly altering the identity of Donnington as a village.

A right of way runs through the site, which would need to be protected.

An oil pipeline runs through the site.

Landscape:

The site is in an area of low/medium landscape sensitivity. Development of the site would be highly visible on the approach to and exit from Newbury on the A339.

Development of the site would have a potentially negative impact on the heritage assets of Donnington Castle.

Flood Risk:

The site is within FZ1 although an ordinary water course runs through the site. There is a risk from surface and ground water flooding. The subway between the two parts of the site has a history of flooding and was flooded during Jan/Feb 2014.

An FRA would be required and flood mitigation would be required, including SUDs.

Highways /Transport:

Access is likely to come from the Vodafone Roundabout from the A339. No specific highways comments have been made, but there is significant concern regarding the traffic generation from the site and the impact on the highway network.

There are a number of public transport routes in Newbury, although none of these currently pass the site.

There are foot and cycle ways throughout Newbury. Good quality links between the site and the town centre for pedestrians and cyclists would be critical.

Ecology:

The site is adjacent to Ancient woodland, a local wildlife site and a BOA. Development would have an impact on the habitat and integrity of Snelsmore Common and the River Lambourn.

Archaeology:

The site is within the 2nd battle of Newbury site. Archaeology could be a significant constraint on the site. Further investigation would be required.

Education:

Local primary provision is at capacity. No comments have been made regarding secondary school provision.

Environmental Health:

The site is adjacent to the A339, with potential for noise and air quality issues. Noise and air surveys would be required and appropriate mitigation introduced.

Site Selection – Site Commentary

Potential for contamination due to a former land fill site adjacent to the site.

Minerals and Waste:

The site is partly underlain by grave deposits. Consideration of Policy 1 & 2 of the RMLP would be required.

A former landfill site is located adjacent to area B, with potential for contamination.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is located in an SPZ (3). High risk of contamination to groundwater. Investigation of sites adjacent to this one would be required due to potential water contamination from adjacent land fill site.

Thames Water:

TW not consulted on this site

Parish Council:

The Parish council are concerned that development on this site would double the size of Shaw-Cum-Donnington and destroy the character of the village. There was general agreement that the site should be considered at a more strategic level post 2026 as there would be significant infrastructure requirements which need to form an integral part of the development. Concern that the current phased approach would not achieve the infrastructure improvements required. Access to the site from the Vodafone roundabout is also a concern, as is impact on traffic, flooding and pressure on local schools.

SA/SEA:

There are no significant sustainability impacts from this site, although there is a predominantly negative impact on sustainability. The site scores positively in terms of access to services and facilities and potential opportunities for public transport and active travel. However, there are a number of negative sustainability impacts in terms of ecology and environmental impacts, air quality and noise and potential impacts on the historic environment and landscape character of the area. There are limited mitigation measures that would be able to significantly reduce this impact. The site also has a risk of flooding and evidence of standing water during Jan/Feb 2014 which would also have an impact on sustainability. Flood mitigation could be provided which would reduce this impact

Proposed development (from SHLAA submission):

The site is being promoted for approximately 500 dwellings, with potential for up to 800 in a future phase. There is potential for mixed use development on the site including employment, a hotel and primary school. The site was previously promoted as a strategic site through the Core Strategy.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW032	Site Address:	The Bungalow, Shaw Farm Road
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Development Potential:	8 dwellings (0.25ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Distance from play facilities for children
- Oil pipeline runs though the site

Site Assessment

Parish Council consultation response:	General agreement that the principle of development on the site was acceptable, however, there were concerns about access.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	Y	Currently residential
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	Historic landfill site 30m from the western boundary of the site.
	Other		
Highways / Transport	Access issues	U	Potential access issues
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury and a number of bus services pass near to the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in an area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Potential for birds and reptiles. Extended Phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Other (<i>eg. BOA</i>)	N		

Site Selection – Site Assessment

Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	An oil pipeline runs through the site
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	Y	SPZ3.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW031B		
Other (anything else to be considered)	none		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW032	Site Address:	The Bungalow, Shaw Farm Road	Development Potential:	8 dwellings (0.25ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Trinity school which are available to the public.		
	Will it protect and enhance green infrastructure across the district?	0	The site is close to local amenity space but it is unlikely to have an impact on it		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		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. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus route past the site and. Newbury station is approximately 2.5 km from the site. There are a number of opportunities for walking and cycling to local services and facilities.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Potential for birds and reptiles on the site.	Extended Phase 1 habitat survey required related to Birds and Reptiles	The size of the site means that it is unlikely to have an impact on any aspect of sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is very small and there is development already on the site, meaning it is unlikely to have an impact on the landscape.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is very small and there is development already on the site, meaning it is unlikely to have an impact on the built environment.		The size of the site means that it is unlikely to have an impact on any aspect of sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		The size of the site means that it is unlikely to have an impact on any aspect of sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	?	Part of the site has already been built on, the remainder of the site is residential garden	The site could be considered as part of the settlement boundary review.	Unlikely to have an impact on any aspect of sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change					sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site.	SUDs would need to be provided.	Unlikely to have an impact on sustainability.

Summary

There are no significant sustainability impacts from this site. The site is close to local services and facilities and local public transport services, with opportunities for walking and cycling which will have a positive impact on sustainability. There are a number of unknown impacts, including potential for protected species on the site, which is found, could lead to a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
Site ID:	NEW032	Site Address:	The Bungalow, Shaw Farm Road	Development Potential:	8 dwellings (0.25ha at 30dph)

Recommendation:

The site is not recommended for allocation, but will be considered as part of the settlement boundary review.

Justification:

The small size of the site and existing development on the site means that it is not suitable to be considered for allocation, but could be included within the settlement boundary.

Discussion:

Site Description:

The site is located to the north of Newbury. Much of the site is already developed, the remaining area is residential garden.

An oil pipeline runs through the site.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in FZ1. SUDs would be required.

Highways /Transport:

No specific comments have been made on this site.

The site is close to a number of public transport links, with good opportunities for walking and cycling.

Ecology:

Potential for birds and reptiles on the site. An extended phase 1 habitat survey would be required.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is at capacity. No comments have been made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

A historic land fill site lies 30m from the western boundary.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments on this site. The site is within SPZ3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

There was general agreement that the principle of development on the site was acceptable, however, concerns were raised in relation to access to the site.

Site Selection – Site Commentary

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability impacts from this site. The site is close to local services and facilities and local public transport services, with opportunities for walking and cycling which will have a positive impact on sustainability. There are a number of unknown impacts, including potential for protected species on the site, which if found, could lead to a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

The site is proposed for 18 dwellings with a new access road off Kingsley Close.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW034	Site Address:	Land at Newbury Racecourse, Newbury
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Development Potential:	1500 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	Not comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	09/00971. Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently Developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW037B	Site Address:	Cleaving Services, Pinchington Lane, Newbury
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Development Potential:	20 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	11/02480. Approved 12/02665/RESMAJ. Approved
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW038	Site Address:	Land at Abbottswood, Newtown Road
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Development Potential:	29 dwelling s(0.95ha at 30dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

Key Issues:
 - Historic park and Garden

Site Assessment

Parish Council consultation response:	The site has been allowed to degrade. The Parish council agree with the SHLAA assessment of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Within Settlement Boundary		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	Y	Part of Sandleford Priory - listed on the Heritage at Risk register
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Historic park and garden
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW040	Site Address:	Land south of Kimbers Drive, Speen
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Development Potential:	10 dwellings (0.33ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Medium/High landscape sensitivity - Distance from play facilities for children - Local wildlife site - Conservation area - Unable to confirm availability
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Site Assessment

Parish Council consultation response:	Site is considered inappropriate for development as it is a high quality green space. The steepness of the site was a concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access to the site could be an issue.
	Highway network suitability	N	No comments made on this site.
	Public Transport network	U	There are a number of public transport options available in Newbury. However, only a 2 hourly bus service passes the site.
	Footways/Pavements	U	There are narrow pavements available in this part of Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Y	Site is in an area of medium/high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local sports facilities.
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	

Site Selection – Site Assessment

	Local Wildlife Site	Y	Extended phase 1 habitat survey required to show why LWS can be destroyed
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land use	N	
Heritage	Archaeology	Y	Site is within the area of the historic settlement of Speen (Saxon/Medieval). Further assessment required.
	Conservation area	Y	
	Listed buildings	A	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	
	Groundwater source protection zone (SPZ)	Y	SPZ3.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW042		
Other (anything else to be considered)	Unable to confirm availability of the site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW040	Site Address:	Land south of Kimbers Drive, Speen	Development Potential:	10 dwellings (0.33ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north 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.
	Will it increase opportunities for access to sports facilities?	+	Site is close to Northcroft Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		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. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 3km from the site. There are a number of opportunities for walking and cycling to local services and facilities within Newbury.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of	?	Additional traffic could result in road		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	road traffic accidents and improve safety?		safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Site is within a LWS.	Extended Phase 1 Habitat Survey required to show why LWS can be destroyed.	The site's location within a LWS means that there would be a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in an area of medium / high landscape sensitivity.	Landscaping mitigation measures could be introduced to reduce the impact.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to a conservation area but development it unlikely to have an impact on the character of the built environment.		Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	-	Saxon / medieval material has been found on the site. Potential impact on listed building (church) and conservation area.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided.	Unlikely to have an impact on sustainability.

Summary

There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and in close proximity to open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. There would be a negative impact on the character of the landscape as the site is in an area of medium / high landscape sensitivity and in a Local Wildlife Site, which would be a negative impact on environmental sustainability. Some mitigation measures could be introduced to reduce the impact on the landscape and information would need to be provided as to why the LWS could be destroyed.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
Site ID:	NEW040	Site Address:	Land south of Kimbers Drive, Speen	Development Potential:	10 dwellings (0.33ha at 30dph)

Recommendation:

The site is not recommended for allocation.

Justification:

The site is sensitive in terms of biodiversity and impact on the landscape character of the area means that the site is not considered suitable for allocation. Availability of the site has not been confirmed.

Discussion:

Site Description:

The site is located to the north west of Newbury adjacent to the Speen conservation area. The site is close to local services and facilities, including open space and countryside.

Landscape:

The site is in an area of medium / high landscape sensitivity and it steeply sloping. Development would have a significant impact on the character of the landscape.

Flood Risk:

The site is in FZ1. SUDs would need to be provided should development take place.

Highways /Transport:

No specific comments have been received from Highways.

There are a number of public transport options in Newbury, including bus services which run close to the site. There are good opportunities for walking and cycling within the town.

Ecology:

The site is sensitive in terms of biodiversity within a LWS. An extended phase 1 habitat survey would be required to show why the LWS can be destroyed.

Archaeology:

There is archaeological potential on the site. Further assessment would be required.

Education:

Local primary school provision is at capacity. No comments have been made regarding secondary school provision.

Environmental Health:

No known air quality, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

TW not consulted on this site

Parish Council:

The parish council consider this site inappropriate for development as it is high quality green space. The steepness of the slope is also a concern.

Site Selection – Site Commentary

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. 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 health active lifestyle all of which have a positive impact on sustainability. There would be a negative impact on the character of the landscape as the site is in an area of medium / high landscape sensitivity and in a Local Wildlife Site, which would be a negative impact on environmental sustainability. Some mitigation measures could be introduced to reduce the impact on the landscape and information would need to be provided as to why the LWS could be destroyed.

Proposed development (from SHLAA submission):

The site was proposed for between 15 and 20 dwellings, with a mix of types and sizes including affordable housing.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW042	Site Address:	Land at Bath Road, Speen
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Development Potential:	104 dwellings (3.45ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield and loss of allotments
- Medium/high landscape sensitivity
- Rights of way cross the site
- Distance from play facilities for children
- Local wildlife site
- Potential second battle of Newbury site
- Conservation area
- Oil pipeline

Site Assessment

Parish Council consultation response:	Agreement that the principle of development on this site may be acceptable. Local residents are very opposed to the site. Allotments are the main issue, as is the proximity to the site of the 2 nd battle of Newbury. Access concerns
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	A	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Site currently contains allotments.
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is close to the A34
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access can be obtained on to the A4. The type of junction would need to be considered. Access could also be obtained from Station Road to ensure permeability through the site in line with Manual for Streets. Consideration would need to be given on any potential impact of the site on Station Road and on the A4/Station Road junction.
	Highway network suitability	Y	Development is expected to generate approximately 624 daily vehicle movements, with approximately 62 during the 08:00 to 09:00 AM peak. The impact of this traffic would need to be assessed by a Transport Assessment.
	Public Transport network	U	There are a number of public transport options available in Newbury. However, only a 2 hourly bus service passes the site.
	Footways/Pavements	U	There are narrow pavements available in this part of Newbury.
Landscape	Located in AONB	N	

Site Selection – Site Assessment

	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Y	Site is in an area of medium / high landscape sensitivity.
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local sports fields
	Rights of Way affected	Y	2 rights of way pass through the site.
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Potential for species on the site. Extended Phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	Y	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Inappropriate adjacent land uses	U	Site is close to the A34
Heritage	Archaeology	Y	Some archaeological potential on the site and some potential 2 nd Battle of Newbury issues. Further assessment required.
	Conservation area	Y	
	Listed buildings	A	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	An oil pipeline passes through the site.
	Water supply	N	Significant concerns over water supply capability, specifically water resource capability
	Wastewater	N	Concerns over wastewater services
	Groundwater source protection zone (SPZ)	Y	SPZ2m Major aquifer (20%). High risk of contamination to groundwater.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW040		
Other (anything else to be considered)	Part of the site is currently allotments which would need to be retained or replaced.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW042	Site Address:	Land at Bath Road, Speen	Development Potential:	104 dwellings (3.45ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. However, 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 there could be a negative impact on environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to Northcroft Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	-	Part of the site is currently allotments. Two rights on way cross the site.	Allotments would need to be maintained or provided elsewhere on the site. The ROW would need to be protected	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		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. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 3km from the site.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			There are a number of opportunities for walking and cycling to local services and facilities within Newbury.		environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Site is close to a LWS. Development on the site should not have an impact.	Extended Phase 1 Habitat survey required.	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.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in an area of medium / high landscape sensitivity.	Only part of the site is identified for development by the site promoter.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to a conservation area but development it unlikely to have an impact on the character of the built environment.		The site is close to local heritage and cultural facilities within Newbury, and is likely to be within the 2 nd battle of Newbury site. Development could have an impact on the character of the built environment in this area. It is unlikely that overall development of this site would have a significant impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is potential archaeology on the site and the site is potentially part of the 2 nd battle of Newbury site.	Archaeological survey work would need to be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is close to the A34 which could cause Air quality issues	Mitigation would be required.	The location of the site adjacent to the A34 could lead to air quality and noise issues on the site. Therefore, there could be a negative impact on social sustainability if appropriate mitigation was not included.
	Will the site be at risk from, or impact on, noise levels?	-	The site is close to the A34 which could cause noise issues.	Mitigation would be required.	
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	The site is greenfield		The site could have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.

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 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'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.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
Site ID:	NEW042	Site Address:	Land at Bath Road, Speen	Development Potential:	104 dwellings (3.45ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to Newbury, close to local services and facilities. There are no significant issues with the site.

Discussion:

Site Description:

The site is located to the north west of Newbury close to the junction with the A34 and A4. The site is close to local services and facilities, including open space and countryside.

Two rights of way pass through the site. These would need to be preserved should the site be developed.

The allotments on the site would need to be retained or replaced with equal or better facilities elsewhere on the site should development take place.

Landscape:

The site is in an area of medium / high landscape sensitivity, adjacent to a conservation area.

Flood Risk:

The site is in FZ1. An FRA would be required considering surface water flooding. SUDs would need to be provided to ensure development would not have a risk on flooding downstream of the site.

Highways /Transport:

The impact of traffic generated by the site would need to be assessed through a Transport Assessment. It is likely there would be a 50:50 split between traffic distributing towards Newbury and the A34.

Access can be obtained onto the A4, and could also be considered from Station Road to ensure permeability through the site. The impact on station road and the A4/Station Road junction would need to be considered.

There are footways in the vicinity. A regular bus service passes the site.

Ecology:

The site is adjacent to a conservation area. An extended phase 1 habitat assessment would be required.

Archaeology:

The site is within the 2nd battle of Newbury battlefield area. There is archaeological potential on the site. Further assessment would be required.

Education:

Local primary school provision is at capacity. No comments have been made regarding secondary school provision.

Environmental Health:

Noise and air quality surveys would be required due to the proximity to the A34.

No known contamination issues.

Minerals and Waste:

Part of the site is underlain by gravel deposits; there is significant potential for extraction on the site. Consideration of policy 1 & 2 of the RMLP would be required.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The site is within an SPZ2, with a major aquifer (20%). There is a high risk of contamination to groundwater.

Thames Water:

Significant concern 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 be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

There are serious concerns with Speen Water Treatment Works which serves Wickham DMA.

Parish Council:

The parish council agreed that the principle of development on the site may be acceptable, although local residents are against development here. The allotments are the main concern as they would not want to be lost or damaged by development.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. 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'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.

Proposed development (from SHLAA submission):

The site is being promoted for 125 dwellings, including affordable housing, public open space and relocation and extension of the allotments. Development would include infilling of a reservoir.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW045	Site Address:	Coley Farm, Stoney Lane, Ashmore Green
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Development Potential:	75 dwellings (2.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Groundwater flood risk. Evidence of neighbouring properties flooding in 2007. - Distance from play facilities for children
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Site Assessment

Parish Council consultation response:	<p>This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area is one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders. Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	Neighbouring residential areas suffered some flooding in 2007.
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access can be obtained via Stoney Lane, but the lane would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. If land can be obtained, a secondary access could also be provided via Wansley Gardens, Laud Close and Fleetwood Close.
	Highway network suitability	U	Site has been considered alongside NEW105. Development of both sites would generate approximately 720 daily vehicle movements, including about 72 during the 08:00 to 09:00 AM peak. The impact would need to be assessed by a Transport Assessment. Traffic would distribute via the B4009 into Newbury via Turnpike Road and from the A4 and Thatcham. The highway network can be congested during peak travel periods especially the B4009.
	Public Transport network	Y	There are a number of public transport options available in Newbury and a number of bus routes

Site Selection – Site Assessment

			pass close to the site. The nearest bus stop to the site is over 700m away.
	Footways/Pavements	U	There are pavements throughout Newbury, although Stoney Lane does not have pavements.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Potential for birds and reptiles. Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	N	TW have concerns regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW105		Site could be developed alongside part of NEW105.
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW045	Site Address:	Coley Farm, Stoney Lane, Ashmore Green	Development Potential:	75 dwellings (2.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities as well as open countryside and near to the local recreation ground.		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, therefore overall this site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	?	The site is not very close to formal sports facilities, although there is a recreation ground within walking distance of the site.		
	Will it protect and enhance green infrastructure across the district?	0	The site is close to local amenity space, but it is unlikely that the development would impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		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. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			opportunities for walking and cycling to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are trees with TPOs along the southern boundary with NEW105. Potential for birds and reptiles	An extended Phase 1 Habitat Survey required in relation to birds and reptiles	The site is open and rural in nature, therefore development could have a negative impact on this element of environmental sustainability. Mitigation works, including appropriate landscaping could help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is rural in nature, especially to the north.	Landscaping work may be required. Potential to only develop the southern part of the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development is adjacent to existing residential development, although would extend the building line to the north.		The site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No previous work on archaeology has been done on the site.	Archaeological assessment would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		The site is unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	Site is Greenfield		The site could have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The eastern edge of the site is adjacent to an area of surface water flood risk.	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 therefore have a negative impact on sustainability unless suitable mitigation measures are provided.

Summary

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. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape . Mitigation measures would reduce this impact, by providing appropriate landscaping.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
Site ID:	NEW045	Site Address:	Coley Farm, Stoney Lane, Ashmore Green	Development Potential:	75 dwellings (2.5ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to existing residential development in Newbury, close to local services and facilities. The site is not at risk from flooding.

Discussion:

Site Description:

The site is located to the north of Newbury. Close to local services and facilities.

Landscape:

The site is in an area of medium landscape sensitivity. Development would need to be accompanied by landscaping to reduce the impact of development on the character of the landscape.

Flood Risk:

The site is in FZ1, although it is adjacent to a surface water flood risk area. An FRA would be required taking into account surface water. SUDs would need to be provided to ensure that development does not adversely affect flood risk downstream of the site.

Highways /Transport:

This site has been assessed alongside part of NEW105.

The impact of additional traffic would need to be assessed through a Transport Assessment. Traffic is likely to distribute via a number of routes, many of which are already congested during peak travel periods.

Access can be obtained via Stoney Lane, which would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. Other, secondary accesses, could be provided via Wansley Gardens, Laud Close and Fleetwood Close.

If this site was to be developed alongside part of NEW105 access to this site could be provided through NEW105.

Ecology:

Potential for birds and reptiles. An extended phase 1 habitat survey would be required.

Archaeology:

No known archaeological issues.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known minerals or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. Site is within SPZ2.

Thames Water:

No water supply infrastructure issues envisaged.

Site Selection – Site Commentary

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area in one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders.

Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.

SA/SEA:

The SA/SEA indicates that there would be predominantly neutral impact on sustainability. There are no significant, sustainability impacts from this site. The site is well located for local services and facilities including opportunities for walking, cycling and use of public transport. All of these have a positive impact on sustainability. The rural nature of the site means that development could have a negative impact on environmental sustainability, mitigation in terms of landscaping could help to reduce this impact.

Proposed development (from SHLAA submission):

The site is proposed for approximately 100 dwellings, with a mix of types and sizes. Affordable housing would be provided as part of the scheme. Site promoters confirm that the existing access to the site could be retained and upgraded and that the principle of widening Stoney Lane has been previously agreed. Various assessments have been submitted alongside the Call for Sites form, including a Landscape Assessment, Visual Impact Assessment, Habitat Survey, Bat Survey and SFRA.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW046	Site Address:	Quantel LTD, 31 Turnpike Road, Newbury
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Development Potential:	54 dwellings (1.8ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Protected employment area
- Surface water flood risk

Site Assessment

Parish Council consultation response:	Town Council agreed that the site has potential for redevelopment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Protected Employment Area
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047 A	Site Address:	South East Newbury (Site 1) Land Adjoining New Road, Newbury
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Development Potential:	30 dwellings	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Ancient woodland and TPOs
- Loss of the gap between Newbury and Greenham
- Once appropriate buffers are provided for the ancient woodland the remaining developable area is considered to small to allocate.

Site Assessment

Parish Council consultation response:	Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space. This site is a designated local wildlife site. The parish council would like NEW047 to be considered as a whole.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Constraints associated with ancient woodland unlikely to be overcome.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047B	Site Address:	South East Newbury (site 2) Land north of Draytons View, Newbury
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Development Potential:	69 dwellings (2.29ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - Medium/high landscape sensitivity
 - Loss of the gap between Newbury and Greenham

Site Assessment

Parish Council consultation response:	<p>Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.</p> <p>This site is a popular dog-walking area and is well used by the community. Green spaces are a valuable resource as they take pressure of Greenham Common</p> <p>The parish council would like NEW047 to be considered as a whole.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	An acceptable access can be obtained onto New Road. If land could be acquired an additional, secondary access, could be provided on to Draytons View and Spa Meadow Close.
	Highway network suitability	Y	Development is likely to generate approximately 414 daily vehicle movements, including about 41 during the 08:00 to 09:00 AM peak. The impact would need to be assessed through a Transport Assessment. Traffic is likely to distribute via Greenham Road into Newbury or south via Pinchington Lane. These routes are congested during peak travel periods.
	Public Transport network	Y	There are a number of public transport options available in Newbury. 2 buses an hour pass the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	

Site Selection – Site Assessment

	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Y	Area of medium / high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to local amenity space, although development on some of NEW047 could reduce access to local amenity space.
	Rights of Way affected	A	A right of way passes along the northern boundary of the site.
	Play areas nearby	Y	The site is close to local play facilities for children.
Ecology / Environmental / Geological	Protected species	Y	Great crested newts are present on the site
	Ancient woodland	A	
	Tree Preservation Orders	A	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	Y	Site is within BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concerns regarding water supply, specifically water resource capability.
	Wastewater	N	TW have concern regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ2.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047A, NEW047H, NEW047C		
Other (anything else to be considered)	All NEW047 sites could be considered as one site. Development here would reduce the green gap between Newbury and Greenham		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047B	Site Address:	South East Newbury	Development Potential:	69 dwellings (2.29ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandford Park.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	?	A right of way runs along the northern boundary of part of the site. The site is used as local amenity space by the local community	Design of the site could protect and enhance aspects of the GI.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and adjacent to Ancient woodland. Potential for reptiles, amphibians and badgers on the site.	Appropriate buffers would be required. Protection of the Ancient Woodland would need to be ensured through transfer of ownership to approved body. Hydrological surveys to protect spring. Reptile, amphibian and badger surveys would be required. Green link from the site to the Racecourse required.	Without careful design development of this site could have a negative impact on environmental sustainability, however, there is the opportunity to have a positive impact on environmental sustainability with careful design.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Area of Medium/High landscape sensitivity. Views from the north west of the site over the whole of Newbury.	Design and development of part of the site would reduce the impact of the site on the landscape	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+ / ?	The site is well related to existing settlement in Greenham. Development of the whole site could lead to coalescence of Newbury and Greenham.	Only the northern part of the site is proposed for development which will ensure Newbury and Greenham do not coalesce.	Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site.	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to mitigate the impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
Site ID:	NEW047B	Site Address:	South East Newbury	Development Potential:	69 dwellings (2.29ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Development of the site would have an impact on the character of the landscape. Is less well related to Newbury than other sites in this group.

Discussion:

Site Description:

The site is located to the south of Newbury between Newbury and Greenham. It is well related to existing development with access to Newbury Retail Park, Newbury College and in to the town centre. Development here would reduce the gap between Newbury and Greenham.

Landscape:

The site is in an area of medium/high landscape sensitivity, with views over the whole of Newbury. Development here would change the character of the landscape.

Flood Risk:

The site is in FZ1. An ordinary water course is present on the site. An FRA would be required taking into account surface water flooding. SUDs would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Ecology:

The site is adjacent to ancient woodland within a BOA. Appropriate buffers would need to be provided. Hydrological surveys would be required to protect the springs on the site and within the ancient woodland. There is potential for reptiles, amphibians and badgers on the site and appropriate surveys would be required. A green link to the Racecourse would need to be provided.

Archaeology:

No known archaeology issues.

Education:

Local primary school provision is at capacity. No comments have been received regarding secondary school provision.

Environmental Health:

No known air, noise issues.

Potential for contamination due to previous use of adjacent site as landfill.

Minerals and Waste:

The site 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.

No known waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

Site is within a SPZ.

Thames Water:

Comments made in relation to area B, C and D.

Site Selection – Site Commentary

Significant concern regarding Water Supply capability, specifically water resources capability. Current water supply network in this area is 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 water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Comments made regarding NEW047 as a whole.

Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent.

The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.

This is very popular for dog-walking and well used by the local community. Such green spaces are a very valuable resources as they take pressure off Greenham Common.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury Racecourse would help to mitigate the impact.

Proposed development (from SHLAA submission):

The site is being promoted as one of a number of sites in South East Newbury with a Master Plan to deliver new areas of public open space, wildlife habitats, footpaths and cycleways, together with approximately 400 dwellings. Eight individual sites have been submitted as part of the master plan.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047C	Site Address:	South East Newbury (Site 3) Land to the east of Greenham Road
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Development Potential:	84 dwellings (2.8ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Medium/high landscape sensitivity - Loss of gap between Newbury and Greenham
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Site Assessment

Parish Council consultation response:	<p>Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.</p> <p>This is very popular for dog-walking and well used by the local community. Such green spaces are a very valuable resources as they take pressure of Greenham Common.</p> <p>The parish council would like NEW047 to be considered as a whole.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement Boundary		N	Adjacent to settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	Historic landfill site 90m from western boundary.
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Comments have not been made on this site.
	Public Transport network	Y	There are a number of public transport options available in Newbury. 2 buses an hour pass the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Y	Site is in an area of medium / high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to local amenity space, although development on some of NEW047 could reduce access to local amenity space.
	Rights of Way affected	A	Right of way passes along the northern boundary of the site
	Play areas nearby	Y	Site is close to local play facilities for children.

Site Selection – Site Assessment

Ecology / Environmental / Geological	Protected species	Y	Great crested newts present on the site
	Ancient woodland	A	
	Tree Preservation Orders	A	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concerns regarding Water supply infrastructure
	Wastewater	N	TW have significant concerns regarding wastewater services
	Groundwater source protection zone (SPZ)	Y	SPZ2. Investigation into adjacent site would be required.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047A, NEW047H, NEW047B		
Other (anything else to be considered)	NEW047 could be considered as a whole.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047C	Site Address:	South East Newbury	Development Potential:	84 dwellings (2.8ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandlesford Park.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	?	A right of way runs along the southern and eastern boundary of part of the site. The site is used as local amenity space by the local community	Design of the site could protect and enhance aspects of the GI.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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 giving easy access to the strategic road network. And public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and adjacent to ancient woodland. Potential for reptiles, amphibians and badgers on the site.	Appropriate buffers would be required to the ancient woodland. Protection of the Ancient Woodland would need to be ensured through transfer of ownership to approved body. Hydrological surveys to protect spring. Reptile, amphibian and badger surveys would be required. Green link from the site to the Racecourse required.	Development of this site could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	Area of Medium/High landscape sensitivity. Views from the site over the whole of Newbury.	Design and development of part of the site would reduce the impact of the site on the landscape	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+ / ?	The site is well related to existing development within Newbury. Development of the whole site could lead to coalescence of Newbury and Greenham.	Only the northern part of the site is proposed for development which will ensure Newbury and Greenham do not coalesce.	Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency	Will it maximise the use of	-	Greenfield		The site could have a

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
of land use	previously developed land and buildings?				negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	SUDs would need to be provided	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant issues with this site. The site is well related to existing development to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site contains is adjacent to ancient woodland, and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to mitigation the impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
Site ID:	NEW047C	Site Address:	South East Newbury	Development Potential:	69 dwellings (2.29ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Development of the site would have an impact on the character of the landscape. The site has views over the whole of Newbury. Other sites in Newbury are considered more appropriate for development.

Discussion:

Site Description:

The site is located to the south of Newbury between Newbury and Greenham. It is well related to existing development with access to Newbury Retail Park, Newbury College and in to the town centre. Development here would reduce the gap between Newbury and Greenham.

Landscape:

The site is in an area of medium/high landscape sensitivity. With views over the whole of Newbury. Development here would change the character of the landscape.

Flood Risk:

The site is in FZ1. An ordinary water course runs through the site. An FRA would be required taking into account surface water. SUDs would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Ecology:

The site is adjacent to ancient woodland within a BOA. Appropriate buffers would need to be provided. Hydrological surveys would be required to protect the springs on the site and within the ancient woodland. There is potential for reptiles, amphibians and badgers on the site and appropriate surveys would be required. A green link to the Racecourse would need to be provided.

Archaeology:

No known archaeology issues.

Education:

Local primary school provision is at capacity. No comments have been received regarding secondary school provision.

Environmental Health:

No known air, noise issues.

Potential for contamination due to previous use of adjacent site as landfill.

Minerals and Waste:

The site 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.

No known waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. Site is within a SPZ2. Investigation into potential contamination on adjacent site would be required.

Thames Water:

Site Selection – Site Commentary

Comments made in relation to area B, C and D.

Significant concern regarding Water Supply capability, specifically water resources capability. Current water supply network in this area is 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 water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Comments made regarding NEW047 as a whole.

Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent.

The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.

This is very popular for dog-walking and well used by the local community. Such green spaces are a very valuable resources as they take pressure off Greenham Common.

SA/SEA:

The SA/SEA indicates a predominantly neutral impact on sustainability. There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of medium/high landscape sensitivity and so there could be a negative impact on environmental sustainability should development take place. Careful design and landscaping mitigation measures could reduce this impact. The site is adjacent to ancient woodland and may have protected species on the site, both of which could be negatively affected by development, impacting negatively on sustainability. Appropriate mitigation measures, including buffers and maintenance of a green corridor between the site and Newbury racecourse would help to reduce the impact.

Proposed development (from SHLAA submission):

The site is being promoted as one of a number of sites in South East Newbury with a Master Plan to deliver new areas of public open space, wildlife habitats, footpaths and cycleways, together with approximately 400 dwellings. Eight individual sites have been submitted as part of the master plan.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047D	Site Address:	South East Newbury (site 4) Land to the north of Haysoms Drive
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Development Potential:	116 dwellings in two areas (3.87ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Surface water flood risk
- Loss of gap between Newbury and Greenham

Site Assessment

Parish Council consultation response:	Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space. The parish council would like NEW047 to be considered as a whole.
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A) Automatic exclusion

Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to settlement boundary

* Any 'yes' response will rule the site out

B) Considerations

Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	U	Site is former landfill so there is potential for some contamination.
	Other		
Highways / Transport	Access issues	N	Acceptable accesses can be obtained onto Pinchington Lane and Greenham Road.
	Highway network suitability	U	Development is likely to generate approximately 696 daily vehicle movements, including about 70 during the 08:00 to 09:00 AM peak. The impact would need to be assessed through a Transport Assessment. Traffic would distribute via Greenham Road into Newbury or south via Pinchington Lane. These routes are congested during peak travel periods.
	Public Transport network	Y	There are a number of public transport options available in Newbury. 2 buses an hour pass the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core	N	Site is in area of low/medium landscape sensitivity

Site Selection – Site Assessment

	<i>Strategy LSS)</i>		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to local amenity space, although development on some of NEW047 could reduce access to local amenity space.
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	Y	Great crested newts present on the site
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concern in relation to water supply, specifically water resource capability.
	Wastewater	N	TW have significant concern in relation to wastewater services
	Groundwater source protection zone (SPGZ)	Y	SPZ2. Investigation of adjacent site for contamination required.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047C, NEW056, NEW008		
Other (anything else to be considered)	Development of the site could lead to filling in of the gap between Newbury and Greenham. NEW047 could be considered as one site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047D	Site Address:	South East Newbury	Development Potential:	116 dwellings (3.87ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandford Park.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI	Design of the site could protect and enhance aspects of the GI, but opening up part of the site as public open space.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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 each access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site contains breeding ponds for great crested newts	The site could only be developed if land is retained for GCN's is secured and managed in perpetuity, with a link under the road to NEW047C.	Without careful design development of this site could have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Area of low/medium landscape sensitivity	Design and development of part of the site would reduce the impact of the site on the landscape	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is well related to existing development within Newbury and Greenham. Development of the whole site would lead to coalescence of Newbury and Greenham.	Two parts of the site are proposed for development, a section to the west of the site and a section along the northern boundary. This would maintain the gap between Newbury and Greenham. The area between the two proposed developable areas would need to be protected in perpetuity.	Development of the site could have a negative impact on sustainability without appropriate mitigation measures to ensure the gap between Newbury and Greenham is maintained.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact on heritage assets.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	Greenfield		The site could have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	A small area of the site is at risk from surface water flooding.	An FRA and appropriate mitigation, including SUDs would need to be provided.	Flooding can have a negative impact on sustainability unless appropriate mitigation measures are introduced.

Summary

There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of low/medium landscape sensitivity and so it is unlikely that there would be an impact on sustainability, especially with mitigation measures introduced. There are great crested newts on the site, which without adequate protection and green corridors would mean development would have a negative impact on sustainability. A small area of the site is at risk from surface water flooding, but with appropriate mitigation the potential negative impact should be mitigated.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
Site ID:	NEW047D	Site Address:	South East Newbury	Development Potential:	69 dwellings (2.29ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to existing development in Newbury and close to local services and facilities. Two areas of the site are promoted for development, which leave a wildlife corridor and maintain a gap between Newbury and Greenham.

Discussion:

Site Description:

The site is located to the south of Newbury between Newbury and Greenham. It is well related to existing development with access to Newbury Retail Park, Newbury College and in to the town centre. Development here would reduce the gap between Newbury and Greenham.

Landscape:

The site is in an area of medium/high landscape sensitivity. With views over the whole of Newbury. Development here would change the character of the landscape.

Flood Risk:

The site is in FZ1. An FRA would be required taking into account surface water flooding. SUDs would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Ecology:

The site is adjacent to ancient woodland within a BOA. Appropriate buffers would need to be provided. Hydrological surveys would be required to protect the springs on the site and within the ancient woodland. There is potential for reptiles, amphibians and badgers on the site and appropriate surveys would be required. A green link to the Racecourse would need to be provided.

Archaeology:

No known archaeology issues.

Education:

Local primary school provision is at capacity. No comments have been received regarding secondary school provision.

Environmental Health:

No known air, noise issues.

Potential for contamination due to previous use of adjacent site as landfill.

Minerals and Waste:

The site is a former landfill site, having previously been an extraction site. It is understood that waste was deposited in such a way that contamination and remediation may be a significant issue.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is within a SPZ2. Investigation in to adjacent site would be required.

Thames Water:

Comments made in relation to area B, C and D.

Site Selection – Site Commentary

Significant concern regarding water supply capability, specifically water resources capability. Current water supply network in this area is 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 water supply strategy would be required.

Concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Comments made regarding NEW047 as a whole.

Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent.

The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space.

This is very popular for dog-walking and well used by the local community. Such green spaces are a very valuable resources as they take pressure off Greenham Common.

SA/SEA:

There are no significant issues with this site. The site is well related to existing development both to the north, close to local services and facilities, with good opportunities for walking, cycling and public transport. All of this means that there would be a positive impact on sustainability. The site is in an area of low/medium landscape sensitivity and so it is unlikely that there would be an impact on sustainability, especially with mitigation measures introduced. There are great crested newts on the site, which without adequate protection and green corridors would mean development would have a negative impact on sustainability. A small area of the site is at risk from surface water flooding, but with appropriate mitigation the potential negative impact should be reduced.

Proposed development (from SHLAA submission):

The site is being promoted as one of a number of sites in South East Newbury with a Master Plan to deliver new areas of public open space, wildlife habitats, footpaths and cycleways, together with approximately 400 dwellings. Eight individual sites have been submitted as part of the master plan.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW047H	Site Address:	Land Adjoining Lamtarra Way
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Development Potential:	38 dwellings (1.3ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Loss of gap between Newbury and Greenham.
- Ancient woodland adjacent to the site.
- Without development of NEW047A this site is poorly related to existing settlement.

Site Assessment

Parish Council consultation response:	Town Council would like to see the whole of NEW047 to be retained as green space. This view is also held by the parish council. The sites forming NEW047 are ecologically sensitive and development could have an impact on the landscape as development in this location would be visually prominent. The gap between Greenham and Newbury should be retained. Would like to see areas for allotments, community growing or formal recreation space. The parish council would like NEW047 to be considered as a whole.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Constraints associated with ancient woodland, the setting of development and ecology issues.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW048	Site Address:	Land to the West of Oak Tree Cottage, Wheatlands Stable, Wheatlands Lane
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Development Potential:	11 dwellings (0.35ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered battlefield

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Registered Battlefield
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-sum-Donnington
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Site ID:	NEW051	Site Address:	Foxglove House, Love Land, Donnington
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Development Potential:	10 dwellings (0.34ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Greenfield. Loss of allotments
- Groundwater flood risk
- Setting of listed building

Site Assessment

Parish Council consultation response:	The parish council noted that the principle of development isn't of concern, but implementation could be an issue, especially access on to Love Lane. Would want to keep the car park and allotments.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Residential garden and allotments
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Potential Access issues
	Highway network suitability	N	No highways comments made on this site.
	Public Transport network	U	There are a number of public transport options in Newbury town centre. An intermittent bus service passes near to the site.
	Footways/Pavements	Y	There are pavements throughout Newbury.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	U	Extended phase 1 Habitat assessment required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	

Site Selection – Site Assessment

Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Inappropriate adjacent land uses	N	
Heritage	Archaeology	Y	Site is adjacent to listed building
	Conservation area	N	
	Listed buildings	A	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	A	Site is adjacent to an oil pipeline
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	
	Groundwater source protection zone (SPGZ)	Y	SPZ3. High risk of contamination to groundwater.
AWE consultation Zone	Inner	N	
	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW031A		
Other (anything else to be considered)	Part of the site is allotments, these would need to be retained or replaced should the site be developed.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW051	Site Address:	Foxglove House, Love Lane, Donnington	Development Potential:	10 dwellings (0.34ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Any loss of the allotments could have an impact on environmental sustainability. However, overall, in terms of environmental and social sustainability, development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Trinity school which are available to the public.		
	Will it protect and enhance green infrastructure across the district?	-	Part of the site is currently used for allotments.	The allotments are proposed to be kept and improved on the existing site.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		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. This means that the site could have appositve impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options within the town centre. Newbury station is approximately 2.5 km form the site. There are a number of opportunities for walking and cycling to local		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			services and facilities within Newbury.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Mature trees on the site	Appropriate buffers could protect trees. Extended Phase 1 Habitat Survey required.	Unlikely that the site would have an impact on any aspects of sustainability as long as appropriate buffers and landscaping are provided.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Site is well related to existing development.		Unlikely that the site would have an impact on any aspects of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Site is close to a listed building but unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to Donnington Castle.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely that the site would have an impact on any aspects of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	?	Site is partly previously developed, partly residential garden and partly allotments.		Unlikely that the site would have an impact on any aspects of sustainability.
10. To reduce emissions	Will it reduce West	?	The level of impact depends on	Mitigation could also include	Without consideration of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
contributing to climate change and ensure adaptation measures are in place to respond to climate change	Berkshire's contribution to greenhouse gas emissions?		location, building materials / construction, transport / design	Transport Assessment / Travel Plans.	sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within a groundwater flooding risk area, although there is no evidence of flooding on the site.	An FRA and appropriate mitigation, including SUDs would be required.	Flooding can have a negative impact on sustainability. Appropriate mitigation can reduce this impact.

Summary

There are no significant issues relating to sustainability on this site. There are a number of positive impacts on sustainability as the site is close to local services and facilities, with good opportunities for walking, cycling and public transport. Part of the site is allotments, which if developed would have a negative impact on sustainability. The proposals indicate that the allotments will be retained, meaning that the impact on sustainability should be neutralised. The site is within a groundwater emergence zone, although there is no history of flooding on the site. Flooding can impact negatively on sustainability, but with appropriate mitigation measures this impact can be reduced.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
Site ID:	NEW051	Site Address:	Foxglove House, Love Lane, Donnington	Development Potential:	10 dwellings (0.34ha at 30dph)

Recommendation:

The site is recommended to be included in the settlement boundary review.

Justification:

The site is well related to existing residential development in Newbury. The size of the site means that it could be included in the settlement boundary, rather than allocated as a site for development.

Discussion:

Site Description:

The site is located to the north of Newbury, adjacent to existing development on two sides. The site is close to local services and facilities.

Part of the site is currently allotments, which would need to be retained as part of any scheme proposed.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in FZ1 but is at risk from groundwater flooding, although there is no history of flooding on the site. An FRA and appropriate mitigation, including SUDs, would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

There are a number of public transport options in Newbury, with opportunities for walking and cycling from the site into the Town Centre.

Ecology:

The site contains allotments. An extended phase 1 habitat survey would be required for this site.

Archaeology:

There is a listed building adjacent to the site. No other known issues.

Education:

Local primary school provision is at capacity. No comments have been made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known minerals or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in an SPZ3. There is a high risk of contamination to groundwater.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

The parish council do not have an issue with the principle of development on this site, but are concerned about implementation. Maintaining the allotments is seen as important.

Site Selection – Site Commentary

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant issues relating to sustainability on this site. There are a number of positive impacts on sustainability as the site is close to local services and facilities, with good opportunities for walking, cycling and public transport. Part of the site is allotments, which if developed would have a negative impact on sustainability. The proposals indicate that the allotments will be retained, meaning that the impact on sustainability should be neutralised. The site is within a groundwater emergence zone, although there is no history of flooding on the site. Flooding can impact negatively on sustainability, but with appropriate mitigation measures this impact can be reduced.

Proposed development (from SHLAA submission):

The site promoter proposed detached/semi-detached properties on the site, with the potential to demolish the existing house. Improvements to the village hall car park access and or the allotments could also be made as part of the development.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW053	Site Address:	Land to the north of Mill Hall Schools, Pigeons Farm Road, Newbury
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Development Potential:	18 dwellings (0.6ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- TPOs cover majority of site
- Setting of listed building

Site Assessment

Parish Council consultation response:	The parish council would be supportive of development on this site. It is close to other development and bus stops so low density well designed housing on this site would mean another site could be spared. Although there are TPOs on the site these were not seen as a constraint.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
	Grade 1 / II* Park and Gardens	N	
SHLAA Assessment	Not Currently developable	Y	Whole site is covered by tress protected by TPOs.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW054	Site Address:	The Vicarage, Greyberry Copse Road, Newbury
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Development Potential:	11 dwellings (0.36ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - Significant Archaeological issues. - Setting of listed church

Site Assessment

Parish Council consultation response:	Concern raised about the impact on the listed church and Audrey Meadows. The site is well used by local residents and the community. Development on the site would be visually prominent.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule this site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Highways & Transport were not consulted on this site.
	Public Transport network	Y	There are a number of public transport options in Newbury. An hourly bus service passes near to the site
	Footways/Pavements	Y	There are pavements throughout Newbury
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in an area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	U	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	Y	Site is within a BOA

Site Selection – Site Assessment

Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	U	Adjacent to listed building
Heritage	Archaeology	Y	Potentially significant archaeological potential. Medieval chapel, possible medieval settlement and post medieval farmstead. Further assessment required.
	Conservation area	N	
	Listed buildings	A	Adjacent to listed church
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone	U	EA not consulted on this site.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW047H, NEW047B		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW054	Site Address:	The Vicarage, Greyberry Copse Road, Newbury	Development Potential:	11 dwellings (0.36ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandford Park.		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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.		
5. To protect and enhance	Will it conserve and	0	Unlikely to have an impact on		Without some consideration

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		biodiversity		to mitigation measures there could be a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	Site is in an area of medium/high landscape sensitivity.	Landscaping would be required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to the settlement boundary, but is not adjacent to any existing residential development.		Development would have a significant negative impact on the district's heritage assets. It is unlikely that any mitigation measures would reduce this impact to an acceptable level.
	Will it conserve and enhance the significance of the District's heritage assets?	--	Medieval chapel and possible medieval settlement on the site with post medieval farmstead. Archaeology would be a major constraint to development.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact on enjoyment of, or access to them.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from or impact on air quality?	0	Unlikely to have an impact on air quality		
	Will the site be at risk from or impact on noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change					sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk from flooding	Sustainable drainage (SUDs) techniques would be required.	Unlikely to have an impact any element of sustainability.

Summary

There would be a significant negative impact on environmental sustainability due to the impact on heritage assets of development on this site. The site is well related to local services and facilities, with opportunities for walking and cycling, giving a positive impact on all elements of sustainability. There are uncertain effects on the character of the landscape, as without landscaping mitigation there could be a negative impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW054	Site Address:	The Vicarage, Greyberry Cope Road, Newbury	Development Potential:	11 dwellings (0.36ha at 30dph)
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Recommendation:
The site is not recommended for allocation

Justification:
Archaeology on the site is a major constraint to development. Impact on the adjacent listed building and archaeology would be significant.

Discussion:
Site Description:
The site is located to the south of Newbury, adjacent to the Greenham settlement boundary. There is good access to local service and facilities including Newbury Retail Park, Newbury College and into the town centre.

Landscape:
The site is in an area of medium/high landscape sensitivity.

Flood Risk:
The site is in flood zone 1. SUDs would be required should the site be developed.

Highways /Transport:
Highways & Transport have not been consulted on this site.

Ecology:
Ecology have not been consulted on this site.

Archaeology:
Archaeology on the site is a major constraint to development. There is a medieval chapel on the site, with a possible medieval settlement and post medieval farmstead.

Education:
Local primary school provision is at capacity. No comments have been received regarding secondary school provision.

Environmental Health:
No know air, noise or contamination issues

Minerals and Waste:
Minerals and Waste not consulted on this site.

Land use planning consultation zone:
The site is not within an AWE consultation zone

Environment Agency:
EA not consulted on this site

Thames Water:
TW not consulted on this site

Parish Council:
Concern raised about the impact on the listed church and Audrey Meadows. The site is well used by local residents and the community. Development on the site would be visually prominent.

SA/SEA:
There would be a significant negative impact on environmental sustainability due to the impact on heritage assets of development on this site. The site is well related to local services and facilities, with opportunities for walking and cycling, giving a positive impact on all elements of sustainability. There are uncertain

Site Selection – Site Commentary

effects on the character of the landscape, as without landscaping mitigation there could be a negative impact on the character of the landscape.

Proposed development (from SHLAA submission):

The north eastern part of the site is being proposed for a couple of houses.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW056	Site Address:	Greenacres Gym, Greenham Road
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Development Potential:	41 dwellings (1.36ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Within the settlement boundary
- Loss of leisure facilities
- Surface water flood risk
- Medium/high landscape sensitivity
- TPOs

Site Assessment

Parish Council consultation response:	Greenacres is seen as a very important facility within the community. Replacement facilities would need to be provided should the site be developed. In principle there is not an issue with development of the site, but the leisure facilities would need to be provided elsewhere.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW057	Site Address:	Land adjoining Pinchington Lodge, Pinchington Lane, Greenham
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Development Potential:	52 dwellings (1.72ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Historic Park and Gardens
- Adjacent to SSSI

Site Assessment

Parish Council consultation response:	The site forms apart of Sandleford Farm which has gradually been eroded. The parish council commented that apart from heritage and landscape issues this is a good place to live, but a balance is required.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	Y	Historic Park and Gardens. Part of Sandleford Priory – listed on the heritage at risk register.
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule this site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW058	Site Address:	Land to the east of Sandleford Lodge mobile home park
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Development Potential:	19 dwellings (0.63ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issue:
- Historic Park and Garden

Site Assessment

Parish Council consultation response:	Parish council concerned that much of the historic parkland has been degraded through development and therefore, a precedent has been set.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	Y	Part of Sandleford Priory, listed on the Heritage at Risk Register
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		P	Partly within and partly adjacent to the settlement boundary

*Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Greenham
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Site ID:	NEW059	Site Address:	Land to the south of Deadmans Lane, Newbury
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Development Potential:	54 dwellings (1.79ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issue:
- Historic Park and Garden

Site Assessment

Parish Council consultation response:	Parish council concerned that noise from the road and amenity site would have a detrimental impact on development of this site. Development would increase the traffic problems in the area. This site could provide pedestrian and cycling access to Greenham Common. Concern was raised over the visual impact on the historic park and garden.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	Y	Part of Sandleford Priory, listed on the Heritage at Risk register
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW063	Site Address:	Pear Tree Lane, Newbury
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Development Potential:	42 dwellings (1.4ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Ground and surface water flood risk. Evidence of run off from the woodland in 2007 and 2014. - Distance from play facilities for children - TPOs - Possible second battle of Newbury archaeology - Proximity to waste site
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Site Assessment

Parish Council consultation response:	Agreement with the SHLAA assessment of the site. Concerns over the access to the site as it is an unmade road. Potential issues of traffic and flooding. TPOs and wildlife concerns. Concern over the loss of the visual gateway to Ashmore Green and Cold Ash.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	Y	Whole site covered by TPOs
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW064	Site Address:	Upper Donnington
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Development Potential:	475 dwellings (15.6ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Greenfield - Ground and surface water flood risk - Right of way passes through site - Poor relationship to Newbury - Setting of Donnington Castle (considered to be so significant that development would not be considered appropriate) - Oil pipeline

Site Assessment

Parish Council consultation response:	General agreement with the SHLAA assessment of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	A	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Impact on the historic environment of Donnington Castle
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Site would need to be considered as a 'strategic site'
Within settlement Boundary		N	Adjacent and outside the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW065	Site Address:	Land Adjoining Windermere, Enborne Street, Newbury
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Development Potential:	5 dwellings (0.18ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Registered battlefield

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Registered Battlefield
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW067	Site Address:	North Cottage, Oxford Road, Newbury
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Development Potential:	2 dwellings (0.08ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
 - Less than 5 dwellings

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		P	Partly within and partly adjacent to the settlement boundary

* Any 'yes' response will rule the site out

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Speen
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Site ID:	NEW070	Site Address:	5 – 155 Kersey Crescent, Newbury
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Development Potential:	Redevelopment of existing flats (75 dwellings), unlikely to be any net gain	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Planning permission for 78 dwellings

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/02893. Approved for 78 dwellings
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW073	Site Address:	British Telecom Building, Bear Lane, Newbury
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Development Potential:	20 dwellings (0.33ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Flood zone 2
 - Uncertain availability

Site Assessment

Parish Council consultation response:	The Town Council would be happy to see the BT building replaced, and have no objection in principle to the redevelopment of the site. However, given its central position, high-quality mixed use development appropriate to its location in the town would be a essential.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW074	Site Address:	Market Street, Newbury
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Development Potential:	135 dwellings (1.5ha at 90dph)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:

- Loss of bus station
- Surface water flood risk. Newbury station experienced flooding in 2007 and 2014
- Conservation area
- Proximity to railway line

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relationship to surrounding area	Relative scale in relation to existing settlement	N
Within settlement boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW075	Site Address:	Waterside Youth Centre, Newbury
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Development Potential:	13 dwellings (0.21ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Flood risk (adjacent to FZ3, in FZ2)
- Conservation area
- Site is currently unavailable

Site Assessment

Parish Council consultation response:	The town council considered this site is inappropriate for development. It is seen as an essential youth and community centre and should be kept this way. The site would be wasted as a residential space.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	A	Site is adjacent to the Kennet and Avon Canal.
Within significant national or international habitat / environmental / historical protection	SSSI	A
	SAC	N
	SPA	N
	Registered Battlefield	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW076	Site Address:	17 – 21 and land to the rear of 22 – 24 Bartholomew Street
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Development Potential:	13 dwellings (planning permission)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	10/02067/XFULMAJ – approved Dec 2010
Within flood zone 3	A	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW077	Site Address:	18 – 22 Rockingham Road, Newbury
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Development Potential:	11 dwellings (planning permission)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site has planning permission and was completed as of April 2014.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	10/02259/OUTMAJ - Approved
Within flood zone 3	A	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW081	Site Address:	Guildgate House, Pelican Lane, Newbury
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Development Potential:	6 dwellings (planning permission)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	11/00967/FULD- Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW082	Site Address:	Sterling Industrial Estate, Kings Road, Newbury
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Development Potential:	46 dwellings (0.77ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Within settlement boundary
- Protected employment land

Site Assessment

Parish Council consultation response:	General agreement that this site should be developed. It is considered that the link road is vital for the delivery of the site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
Landscape	Grade 1 / II* Park and Gardens	N
	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	Y
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW083	Site Address:	49 – 65 Enborne Road, Newbury
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Development Potential:	12 dwellings (planning permission) net gain of 3.	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	12/01014/XFULMA – Approved August 2012
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW084	Site Address:	Hillview House, West Street, Newbury
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Development Potential:	42 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	11/02293/XFULEX – allowed on appeal
Within flood zone 3	Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW085	Site Address:	Bankside House, West Mills Newbury
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Development Potential:	13 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site completed 2013/14

Site Assessment

Parish Council consultation response:	Not comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	10/02326/FULMA
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW087	Site Address:	Hutton Close, Newbury
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Development Potential:	86 dwellings (1.32ha at 65dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:

- Within the settlement boundary

Site Assessment

Parish Council consultation response:	The Town Council considered that only the southern part of the site has potential for redevelopment. Concern raised over the traffic impact as Shaw Road is already congested. The site suffered from flooding during Jan / Feb 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		A	
Within significant national or international habitat / environmental / historical protection	SSSI	N	Site is adjacent to stream that flows into the River Lambourn SAC/SSSI
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	A	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW090	Site Address:	Plot 2, Bell Hill, Newbury
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Development Potential:	63 dwellings (2.1ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issue:
- Registered battlefield

Site Assessment

Parish Council consultation response:	The site is located within the Battlefield.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Registered battlefield. Listed on the Heritage at Risk register.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is not adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW091 / NEW092	Site Address:	Land at Wash Water (The Chase Phases 1 & 2), Newbury
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Development Potential:	151 dwellings (5.05ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- Land ownership is a significant issue
- Greenfield
- Surface water flood risk
- Medium/high landscape sensitivity

Site Assessment

Parish Council consultation response:	The Town Council did not comment on this site. Greenham Parish council considers this site to be more sustainable than others discussed within the SHLAA.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Significant land ownership issues will affect deliverability. Part wooded and could result in loss of distinctive settlement character by linking Newbury to Wash Water.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW093	Site Address:	Swan House, Northcroft Lane, Newbury
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Development Potential:	5 dwellings (0.09ha at 60dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

- Key Issues:
- Flood Zone 3
 - Within settlement boundary

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Flood Risk
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW094	Site Address:	Rothwell House, Pembroke Road, Newbury
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Development Potential:	14 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Prior approval for change of use to residential.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/02055/PACOU. Approved Oct 2013
Within flood zone 3	Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW095	Site Address:	The Quadrant, Pembroke Road, Newbury
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Development Potential:	12 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has prior approval for change of use to residential

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/01871/PACOU. Approved Sept 2013
Within flood zone 3	Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW096	Site Address:	Land off Stoney Lane, Stone Copse, Cold Ash
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Development Potential:	143 dwellings (4.76ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Poor relationship to settlement. Not adjacent to the settlement boundary.
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Site Assessment

Parish Council consultation response:	<p>This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area in one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders.</p> <p>Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Rural nature of the site and impact on rural character and settlement character
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW097	Site Address:	Land adjacent to Hill View, Wash Water, Newbury
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Development Potential:	6 dwellings (0.21ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues: - Relationship to Newbury (not adjacent to Newbury settlement boundary)

Site Assessment

Parish Council consultation response:	The Town Council agreed with the SHLAA assessment for this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Poor relationship to Newbury, rural location and impact on the identity of Wash Water.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to settlement boundary

* Any 'yes' response will rule site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW098	Site Address:	Trinity School, Love Lane, Shaw
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Development Potential:	9 dwellings (Planning application)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site subject to planning application.

Site Assessment

Parish Council consultation response:	No comments were made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/00686/OUTD. Pending Consideration
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		N
		Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Enborne
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Site ID:	NEW100	Site Address:	Wash Common Farm, Enborne Street, Newbury
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Development Potential:	14 dwellings (0.48ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Site is within the Battlefield

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	Y	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Registered battlefield. Battlefield is listed on the Heritage at Risk register
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW101	Site Address:	24-26 The Broadway and 4 Oxford Street, Newbury
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Development Potential:	12 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	12/02898/FULMAJ. Approved Oct 2013
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW102	Site Address:	Travis Perkins, Mill Lane, Newbury
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Development Potential:	34 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	13/00835/FULEXT. Approved Sept 2013
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW103	Site Address:	Sanfoin, Sanfoin Cottage, Garden Close Lane, Newbury
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Development Potential:	50 to 90 Dwellings (3ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - Surface water flood risk
 - Medium/high landscape sensitivity
 - Adjacent to Sandleford strategic allocation

Site Assessment

Parish Council consultation response:	Concern raised regarding access to the site and there was general agreement that the site should be left as green space.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	<p>Potential access issues.</p> <p>Comments from Highways: The site can only be accessed via Garden Close Lane which is a public highway but a private street maintained at private expense. The only way the site could connect to the public highway is via the northern section of Garden Close Lane, which provides a shorter distance to the A343 Andover Road, but parcels of land would need to be obtained from three or four houses to widen the road. Sight lines onto Andover Road would be acceptable.</p> <p>The site could be considered as an extension to Sandleford Park, with access from Sandleford Park.</p>
	Highway suitability	U	Development would generate 300 – 540 daily vehicle movements, including 30 – 54 during the 08:00 to 09:00 AM peak. The impact of such development would need to be assessed by a Transport Assessment. Traffic would distribute via Andover Road into Newbury to the north and the

Site Selection – Site Assessment

			A34 to the south. The Andover road can be congested to the north during peak periods. The site could be considered as an extension to Sandleford Park, with access from Sandleford Park.
	Public Transport network	U	There are a number of public transport options in Newbury, although only an intermittent bus service passes near to the site.
	Footways/Pavements	U	There are pavements throughout Newbury, although Garden Close Lane does not have a pavement.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity <i>from Core Strategy LSS</i>	Y	Site is in an area of medium/high landscape sensitivity.
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities within the recreation ground.
Ecology / Environmental / Geological	Protected species	U	Extended Phase 1 Habitat assessment required.
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Site is located on the edge of the Wash Common Plateau, but unlikely to have been within the Newbury 2 nd battlefield. More information needed about large 20 th Century houses.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concerns regarding water supply, specifically water resource capability.
	Wastewater	N	TW have significant concern regarding wastewater services
	Groundwater source protection zone (SPGZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW030		
Other (anything else to be considered)	Site is adjacent to Sandleford Park (NEW030) allocated development site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW103	Site Address:	Sanfoin Cottage, Garden Close Lane, Newbury	Development Potential:	90 dwellings (3ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local facilities and services which could support and encourage health, active lifestyles.	Development of country parkland at Sandleford Park will further encourage opportunities for active, healthy lifestyles.	The site's location close to local services and facilities gives opportunities for walking and cycling, meaning that there could be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities, and within easy travelling distance of a number of employment areas.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options within Newbury. Although an intermittent bus service passes the site, there are opportunities for walking and cycling in the immediate area.	Development at Sandleford Park will improve public transport opportunities within the local area.	The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity	+	The site is within a BOA providing opportunities to improve the area for	TPOs need to be protected with appropriate buffers.	The site is unlikely to have an impact on any aspect of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and geodiversity assets across West Berkshire?		Biodiversity. The site is also adjacent to TPOs	Extended Phase 1 Habitat survey required	sustainability. The location within a BOA, could lead to a positive impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The site is currently rural in character enclosed by trees.	Development of Sandleford Park will change the character of the area, making it less rural in nature.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The site is currently rural in character enclosed by trees, adjacent to a road of large detached dwellings.	Development of Sandleford Park will change the character of the area, making it less rural in nature.	Unlikely to have an impact on any aspect of sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is on the Wash Common Plateau near to the Battlefield sites.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	-	The site is within a surface water flood risk area.	An FRA would be required and appropriate mitigation measures, including SUDs provided. There has been no history of flooding on the site.	Flooding can have a negative impact on sustainability. Mitigation measures can reduce this impact and in many cases neutralise it.

Summary

There are no significant impacts from developing this site. The site will have positive impacts on sustainability as it is close to local services and facilities with opportunities for walking, cycling and public transport. There are a number of unknown impacts on sustainability due to the site's location adjacent to the Sandford Park site. There is a risk of surface water flooding on the site, but with mitigation measures the potential negative impact on sustainability should be neutralised.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW103	Site Address:	Sanfoin Cottage, Garden Close Lane, Newbury	Development Potential:	50 – 90 dwellings

Recommendation:

The site is not recommended for allocation

Justification:

The site is adjacent to the Sandleford Park strategic site. Significant development has already been allocated to this area. Access to the site is a concern as, unless the site was an extension to Sandleford Park, additional land from third parties would be required to provide a suitable access, which could impact on deliverability.

Discussion:

Site Description:

The site is located to the south of Newbury, to the west of Sandleford Park strategic site. The site is adjacent to Garden Close Lane, a rural road in Wash Common.

Landscape:

The site is located in an area of medium / high landscape sensitivity.

Flood Risk:

The site is in FZ1, in a surface water flood risk area. There is no history of flooding on the site. An FRA would be required, and appropriate mitigation provided.

Highways /Transport:

The traffic impact of the development would need to be assessed by a Transport Assessment.

Unless the site was to be an extension to Sandleford Park, access to the site is via Garden Close Lane, which is a narrow rural lane. The lane is public highway, but is a private street maintained at private expense. The only feasible way the site could be connected to the public highway is via the northern section of Garden Close Lane, although parcels of land would need to be obtained from three or four houses to widen the road.

Intermittent bus services pass near to the site, although there are opportunities for walking and cycling within Wash Common. Development at Sandleford Park would help to improve public transport services near to the site.

Ecology:

The site is within a BOA. An extended phase 1 habitat survey would be required.

Archaeology:

The site is situated on the edge of the Wash Common plateau, but the site is unlikely to have formed part of the battlefield site.

Additional information is needed on the large 20th Century country house.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school capacity.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP would be required.

No known waste issues.

Land use planning consultation zone:

Site Selection – Site Commentary

The site is not within an AWE consultation zone

Environment Agency:

No specific comments have been made on this site. The site is within SPZ2.

Thames Water:

Significant concern regarding Water Supply capability, specifically water resources capability. Current water supply network in this area is 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 water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Concern raised regarding access to the site. General agreement that the site should be left as green space.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant impacts from developing this site. The site will have positive impacts on sustainability as it is close to local services and facilities with opportunities for walking, cycling and public transport. There are a number of unknown impacts on sustainability due to the location adjacent to the Sandleford Park site. There is a risk of surface water flooding on the site, but with mitigation measures the potential negative impact on sustainability should be neutralise.

Proposed development (from SHLAA submission):

The site is proposed for approximately 130 dwellings and is considered to be an unconstrained site that could form an extension to Sandleford Park.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW104	Site Address:	Land at Warren Road, Newbury
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Development Potential:	10 dwellings (0.32ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Medium/high landscape sensitivity - Adjacent to Sandeiford strategic allocation
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Site Assessment

Parish Council consultation response:	Mixed views on this site. One view that the site could be an extension to Sandeiford Park and on the other hand it should be kept as green space.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
	Grade 1 / II* Park and Gardens	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Development would be likely to generate approximately 60 daily vehicle movements, including about 6 during the 08:00 to 09:00 AM peak. The traffic impact would be limited. It has been assumed that the site would form part of the Sandeiford development.
	Public Transport network	U	There are a number of public transport options in Newbury, although only an intermittent bus service passes near to the site. Improvements associated with Sandeiford Park would improve the range of public transport options.
Landscape	Footways/Pavements	U	There are pavements throughout Newbury, although only part of Warren Road has a pavement
	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in an area of medium / high landscape sensitivity
Green Infrastructure	Other		
	Open Space / Playing field / Amenity Space nearby	Y	Site is close to the recreation ground
	Rights of Way affected	N	

Site Selection – Site Assessment

	Play areas nearby	Y	Site is close to play facilities within the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Site is located on the edge of the Wash Common Plateau, but unlikely to have been within the Newbury battlefield.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concerns regarding water supply, specifically water resource capability.
	Wastewater	Y	TW do not envisage infrastructure concerns.
	Groundwater source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW030		
Other (anything else to be considered)	Site is adjacent to Sandleford Strategic site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW104	Site Address:	Land at Warren Road, Newbury	Development Potential:	10 dwellings (0.32ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to local services and facilities as well as open countryside to support and encourage healthy, active lifestyles.	Development of country parkland at Sandleford Park will further encourage opportunities for active, healthy lifestyles.	The site's location close to local services and facilities gives opportunities for walking and cycling, meaning that there could be a positive impact on environmental and social sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is close to sports facilities at Newbury rugby club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to local services and facilities within Wash Common and near to Newbury town centre.		The site is located close to areas of Employment and education as well as other services and facilities within Newbury, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are opportunities for walking and cycling in the immediate vicinity of the site. An intermittent bus service passes the site	Development at Sandleford park will improve bus services past the site.	The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	The site is within a BOA, so while there are opportunity to improve biodiversity the site is unlikely to		The site is unlikely to have an impact on any aspect of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?		have a significant impact.		
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is within an area of medium landscape sensitivity.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to existing residential development.	The site is adjacent to Sandlesford Park.	Unlikely to have an impact on any aspect of sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is on the Wash Common Plateau near to the Battlefield sites.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield, residential garden		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site.	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There are no significant sustainability impacts from this site. It is close to local services and facilities within Wash Common and would benefit from the neighbouring development at Sandford Park all of which have a positive impact on sustainability. The site is greenfield could have a negative impact on environmental sustainability. Mitigation measures should be able to reduce the impact on the environment.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW104	Site Address:	Land at Warren Road, Newbury	Development Potential:	10 dwellings (0.32ha at 30dph)

Recommendation:

The site is recommended for allocation, and to be included within the settlement boundary review.

Justification:

The site is well related to existing development and is a small site adjacent to Sandford Park.

Discussion:

Site Description:

The site is located to the south of Newbury, east of Wash Common adjacent to Sandford Park. It is well related to existing residential development with good access to local services and facilities at Wash Common.

Landscape:

The site is in an area of medium / high landscape sensitivity.

Flood Risk:

The site is in FZ1. SUDs would need to be provided.

Highways /Transport:

The traffic impact from this site is expected to be limited.

There are public transport links from Wash Common into Newbury, with good opportunities for walking and cycling.

Ecology:

No known issues.

Archaeology:

The site is on the edge of the Wash Common plateau, but is unlikely to have been within the Newbury battlefield.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school capacity.

Environmental Health:

No known air quality, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. Site in SPZ2.

Thames Water:

Significant concern regarding Water Supply capability, specifically water resources capability. Current water supply network in this area is 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 water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Site Selection – Site Commentary

Parish Council:

The Parish Council had mixed views on the site, some wishing it to remain as green space other as a small extension to Sandleford Park.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability impacts from this site. It is close to local services and facilities within Wash Common and would benefit from the neighbouring development at Sandleford Park all of which have a positive impact on sustainability. The site is greenfield could have a negative impact on environmental sustainability. Mitigation measures should be able to reduce the impact on the environment.

Proposed development (from SHLAA submission):

The site is proposed for 2 storey 4-5 bedroom houses in keeping with adjoining development.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW105	Site Address:	Land at Yates Copse
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Development Potential:	45 dwellings (1.5ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk
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Site Assessment

Parish Council consultation response:	<p>This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area in one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders.</p> <p>Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Site is quite large, and not all of it is well related to the existing settlement, therefore, it is likely that only part of the site would be considered for development.
Within settlement boundary		N	Southern part of the site is adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	A	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Site could be accessed from Waller Drive.
	Highway network suitability	U	Site has been considered alongside NEW045. Development would generate approximately 720 daily vehicle movements, including about 72 during the 08:00 to 09:00 AM peak. The impact would need to be assessed by a Transport Assessment. Traffic would distribute via the B4009 into Newbury via Turnpike Road and from the A4 and Thatcham. The highway network can be congested during peak travel periods especially the B4009.
	Public Transport network	Y	There are a number of public transport options in Newbury and a number of bus routes pass the site.
	Footways/Pavements	U	There are pavements throughout Newbury, with pavements linking Waller Drive into the rest of the network.

Site Selection – Site Assessment

Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in an area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	A	Site is adjacent to badger Setts . Extended phase 1 habitat survey required
	Ancient woodland	A	
	Tree Preservation Orders	N	
	Local Wildlife Site	A	
	Nature Reserve	N	
Other (<i>eg. BOA</i>)	N		
Relationship to surrounding area	Relationship to settlement	U	The southern part of the site is well related to the existing settlement; the northern part of the site is not well related.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	No previous work has been done on the site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	N	TW have concerns regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW045		
Other (anything else to be considered)	A smaller site area (the southern part adjacent to NEW045) could be considered for development.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW105	Site Address:	Land at Yates Copse, Newbury	Development Potential:	45 dwellings (1.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities as well as open countryside and a local recreation ground.		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, therefore overall this site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	?	The site is not very close to formal sports facilities, although there is a recreation ground within walking distance of the site.		
	Will it protect and enhance green infrastructure across the district?	0	The site is close to local amenity space, but it is unlikely that the development would impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well giving each access to the strategic road network. And public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	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		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			form the site. There are a number of opportunities for walking and cycling to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to ancient woodland and a LWS. Badger Setts are present adjacent to the site.	Appropriate buffers would be required and an extended phase 1 Habitat Survey.	The site is open and rural in nature, therefore development could have a negative impact on this element of environmental sustainability. Mitigation works, including appropriate landscaping could help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The site is rural in nature, especially to the north. In an area of medium landscape sensitivity.	Landscape work may be required. Potential to only develop the southern part of the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development is adjacent to existing residential development, although would extend the building line to the north.		The site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No previous work on archaeology has been done on the site.	Archaeological assessment would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		The site is unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency	Will it maximise the use of	-	Site is Greenfield		The site could have a

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
of land use	previously developed land and buildings?				negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within a surface water flood risk are adjacent to a critical drainage area.	An FRA would be required with appropriate mitigation measures, including SUDs	Flooding can have a negative impact on all elements of sustainability. Mitigation measures help to reduce this impact.

Summary

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. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape, and as a result of flood risk on the site. Mitigation measures would help to mitigate this impact, by providing appropriate landscaping and flood mitigation through SUDs.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
Site ID:	NEW105	Site Address:	Land at Yates Copse, Newbury	Development Potential:	45 dwellings (1.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Development of this site in addition to NEW045 is considered overdevelopment of the area. NEW045 was considered to be better related to the existing settlement than this site. The potential impact on Yates Copse area of ancient woodland.

Discussion:

Site Description:

The site is located to the north of Newbury, close to local services and facilities.

Landscape:

The site is in an area of medium landscape sensitivity. Development would need to be accompanied by landscaping to reduce the impact of development on the character of the landscape.

Flood Risk:

The site is in FZ1. An area of surface water flood risk runs through the centre of the northern part of the site and down the eastern boundary of the southern part of the site. The site is also adjacent to a critical drainage area to the south. An FRA, taking into account surface water flood risk would be required. Appropriate mitigation measures including SUDs would need to be provided.

Highways /Transport:

This site has been assessed along site part of NEW045.

The impact of additional traffic would need to be assessed through a Transport Assessment. Traffic is likely to distribute via a number of routes, many of which are already congested during peak travel periods.

Access can be obtained via Waller Drive, or if developed as part of NEW045 access could be via Stoney Lane, but would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. Other, secondary accesses could be provided via Wansley Gardens, Laud Close and Fleetwood Close.

Ecology:

The site is adjacent to ancient woodland (Yates Copse) and a Local Wildlife Site. Appropriate buffers would be required. The site is adjacent to an area containing badger setts. An extended phase 1 habitat survey would be required.

Archaeology:

No previous work has been carried out on the site.

Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known minerals or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ2.

Thames Water:

Site Selection – Site Commentary

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area in one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders. Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. 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. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape, and as a result of flood risk on the site. Mitigation measures would help to mitigate this impact, by providing appropriate landscaping and flood mitigation through SUDs.

Proposed development (from SHLAA submission):

The site submitted is split into a number of areas. Area A is recognised as the part of the site least likely to affect the character and appearance of the surrounding area. No specific proposals have been submitted.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW106	Site Address:	Land at Moor Lane Depot, Hill Road, Moor Lane, Speen
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Development Potential:	42 dwellings (1.04ha at 40dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Ground and surface water flood risk - Medium/high landscape sensitivity
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Site Assessment

Parish Council consultation response:	The Town Council were concerned about the access to the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
	SHLAA Assessment	N	Not Currently developable
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate scale in relation to role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	
	Surface water flood risk	Y	Groundwater emergence zone
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access would be obtained via Hill Road, that would need to be widened and adopted as public highway. Concern over sight lines onto Speen Lane.
	Highway network suitability	U	Development would generate approximately 252 daily vehicle movements, including about 25 during the 08:00 to 09:00 AM peak. There is some concern over the additional impact on Speen Lane and the gradient of Hill Road to reach Speen Lane.
	Public Transport network	U	There are a number of public transport options in Newbury. 2 bus routes pass near to the site with an hourly service.
	Footways/Pavements	U	There are footways throughout Newbury. A footway would need to be provided along Hill Road.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Y	Site is in an area of medium/high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site is close to Northcroft and Goldwell Parks

Site Selection – Site Assessment

	Amenity Space nearby		
	Rights of Way affected	A	A right of way runs to the south of the site
	Play areas nearby	Y	Site is close to play facilities for children within Goldwell Park.
Ecology / Environmental / Geological	Protected species	U	Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	No previous work has been done on the site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	
	Groundwater source protection zone (SPZ)	Y	SPZ3. Major aquifer (10%)
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> none		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW106	Site Address:	Land at Moor Lane Depot, Hill Road, Moor Lane, Speen	Development Potential:	42 dwellings (1.04ha at 40dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to open countryside and a number of services and facilities that could support and encourage healthy, active lifestyles		The site is very close to a number of parks and recreation grounds as well as Northcroft Leisure Centre and Newbury Town Centre. The site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Site is close to Northcroft Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	?	There is a right of way adjacent to the southern boundary of the site, but the site is unlikely to have an impact on GI	Right of way will need to be protected should the site be developed	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education within Newbury town centre. Although road access to the site is currently not good there are a range of opportunities close to the site including the railway station. Development of the site would have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	++	The site is located very close to Newbury Town Centre, with good opportunities for walking and cycling as well as a range of public transport options within the town centre.		The site is close to local services and facilities which encourage walking or cycling and therefore the site is likely to have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the	Improvements would need to be made to the vehicle access onto Speen Lane and from	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			potential to improve road safety.	Speen Lane onto the Old Bath Road.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Potential to have an impact on biodiversity	Extended Phase 1 Habitat Survey required.	Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to existing development.		Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is no previous archaeological work done on the site, therefore, the impact on the district's heritage assets is unknown.		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change					impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	Groundwater and surface water flood risk.	No evidence of flooding on the site. An FRA would be required and appropriate mitigation, including SUDs provided.	Flood risk can have a negative impact on sustainability. Mitigation measures including SUDs will help to mitigate this impact.

Summary

The site's location very close to Newbury town centre means that it scores significantly positive in terms of opportunities for sustainable modes of travel and therefore, on sustainability. The site is close to local services and facilities, with easy access to the countryside for supporting active healthy lifestyles, all of which impact positively on sustainability. The area is at risk from ground and surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW106	Site Address:	Land at Moor Lane Depot, Hill Road, Moor Lane, Speen	Development Potential:	42 dwellings (1.04ha at 40dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to Newbury Town Centre, close to local services and facilities, with good opportunities for walking and cycling as well as public transport.

Discussion:

Site Description:

The site is located to the west of Newbury, with residential development on two sides of the site. The site is very close to Goldwell Park and Northcroft Leisure Centre.

Landscape:

The site is an area of medium / high landscape sensitivity.

Flood Risk:

The site is in FZ1, within an area of groundwater and surface water flood risk, although there is no evidence that the site has flooded. An FRA would be required and appropriate mitigation, including SUDs provided.

Highways /Transport:

There are some concerns about additional traffic on Speen Lane. Access via Hill Road would need to be widened and adopted as public highway. A Footway would also need to be provided along Hill Road.

The site well related to Newbury for walking, cycling and public transport.

Ecology:

An extended phase 1 habitat survey would be required.

Archaeology:

No previous work carried out on the site.

Education:

Local primary school provision is at capacity. No comments made about secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ2, major aquifer (10%). There is a high risk of contamination of groundwater.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

In principle the Parish Council do not object to this site, there are some concerns over access to the site.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. The site's location very close to

Site Selection – Site Commentary

Newbury town centre means that it scores significantly positive in terms of opportunities for sustainable modes of travel and therefore, on sustainability. The site is close to local services and facilities, with easy access to the countryside for supporting active healthy lifestyles, all of which impact positively on sustainability. The area is at risk from ground and surface water flooding, which without appropriate mitigation could have a negative impact on sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for 46 dwellings in a mix of dwellings types and sizes. The site was previously promoted in relation to the Newbury Local Plan and recommended by the Inspector in his December 1999 report. That site was not allocated as there was sufficient land allocated at the time.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW107	Site Address:	Units 1 – 22 River Park Industrial Estate, Ampere Road, Newbury
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Development Potential:	78 dwellings (1.2ha at 65dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Flood Zone 3
- Protected employment area

Site Assessment

Parish Council consultation response:	The Town Council think that this site should remain as an industrial area. They suspected that there was standing water close to the site during Jan/Feb 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Majority of the site is within flood zone 3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW108	Site Address:	Land at Wildwoods, Kendrick Road, Wash Common
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Development Potential:	69 dwellings (2.3ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Relationship to Newbury. Site is adjacent to Sandeford strategy allocation, but not adjacent to the settlement boundary itself - Greenfield - Surface water flood risk - Access - Medium/high landscape sensitivity - Local wildlife site
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Site Assessment

Parish Council consultation response:	<p>Greenham Parish council would like to see this site remain as green space. There are access issues on the site.</p> <p>Newbury Town Council would like to see the site considered for a wind turbine as it is the second windiest site in Newbury and could provide energy for Sandeford Park.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	Site is adjacent to the River Enborne.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
	SHLAA Assessment	N	Not Currently developable
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Site is near to but not adjacent to the settlement boundary.

* Any 'yes' response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	A	5% of the site
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	Y	There are potential access issues with this site.
	Highway network suitability	U	No comments have been made on this site.
	Public Transport network	U	While there are a number of public transport options in Newbury only an intermittent bus service passes near to the site.
	Footways/Pavements	U	While there are pavements throughout Newbury there are none on the access route to the site.
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	Y	Site is in an area of medium / high landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	Site is some distance from local amenity facilities
	Rights of Way affected	N	
	Play areas nearby	N	Site is some distance from local play facilities.
Ecology / Environmental / Geological	Protected species	U	Site is within an area designate as a UKBAP Woodland.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Ancient woodland	N	
	Tree Preservation Orders	A	
	Local Wildlife Site	Y	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	N	The site is poorly related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Site is within a sensitive HLC. It is the location of a former isolation hospital
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have significant concerns regarding water supply, relating to water resources.
	Wastewater	N	TW have significant concerns regarding wastewater services.
	Groundwater source protection zone	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW030, NEW103, NEW019		
Other (anything else to be considered)	Site is adjacent to Sandleford Park Strategy site.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW108	Site Address:	Land at Wildwoods, Kendrick Road, Wash Common	Development Potential:	69 dwellings (2.3ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Site will be close to facilities provided at Sandford, but the site itself is unlikely to support and encourage healthy, active lifestyles.		The site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is approximately 2km from facilities at Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	?	The site is some distance from employment opportunities within the town centre. Other sites, have better opportunities for access to employment.		The site is unlikely to have an impact on any aspect of sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	?	An intermittent bus route passes the site. There are opportunities for walking and cycling, which could be improved through the development of Sandford.	Development at Sandford Park would be likely to improve opportunities for walking and cycling.	The site itself could lead to a negative impact on environmental and social sustainability without careful planning and design due to the location of the site and limited range of facilities without the Sandford development.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is within a BOA and Local Wildlife Site with TPOs adjacent to the site. Site is within an area designated as UKBAP woodland.	Extended Phase 1 Habitat survey would be required.	Potential for the site to have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is in an area of medium / high landscape sensitivity, with steep slopes. There are TPOs on many of the trees on the site.	The developable area could be reduced to protect the trees.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is detached from the existing settlement, although is adjacent to part of the proposed development area at Sandleford.	Development at Sandleford Park would be required to link this site into the existing built environment.	Unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is in a sensitive HLC, and is the site of a previous isolation hospital. Development would be unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to Newbury and the cultural facilities within the town centre.		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on access to or enjoyment of the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield, residential garden		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is adjacent to FZ2, within a surface water flood risk area.	An FRA would be required and appropriate mitigation measures, including SUDs provided.	Flooding has a negative impact on all elements of sustainability. Mitigation measures can reduce this impact.

Summary

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

There are no significant sustainability issues with this site. There are no positive impacts from this site as it is some distance from local services and facilities, with limited opportunities for walking, cycling and using public transport. There are a number of uncertain impacts as the site is poorly related to existing residential development. Development could have a negative impact on environmental sustainability without appropriate mitigation and buffers. The site is within a surface water flood risk area, which could have a negative impact on sustainability without appropriate mitigation measures.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Newbury
Site ID:	NEW108	Site Address:	Land at Wildwoods, Kendrick Road, Wash Common	Development Potential:	69 dwellings (2.3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is poorly related to the existing settlement boundary and would require development at Sandford Park to take place before it was adjacent to residential development. The site is largely wooded with many of the trees being protected by TPOs.

Discussion:

Site Description:

The site is located to the south of Newbury adjacent to the southern part of Sandford Park.

Landscape:

The site is in an area of medium / high landscape sensitivity. The site is sloping in places.

Flood Risk:

5% of the site is within FZ2 as the site is adjacent to the River Enborne and an ordinary water course. The site is at risk from a surface water flooding. An FRA would be required and appropriate mitigation including SUDs provided. Any development would need to be at least 8m from the river bank.

Highways /Transport:

No specific comments have been received on this site.

Access to the site would require land from other sites, either from Sandford Park or from New103.

Ecology:

The site is within a BOA and Local Wildlife site. The woodland is designated as UKBAP woodland and many of the trees are protected by TPOs. An extended phase 1 habitat survey would be required.

Archaeology:

The site is a sensitive HLC type and located on the site of a former isolation hospital. Further assessment would be required.

Education:

A local primary school provision is at capacity. No comments made regarding secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

The site is partly underlain by gravel deposits. Therefore policy 1 & 2 of the RMLP would need to be considered.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

The EA recommend that this site is not allocated as it is partially in FZ2, adjacent to the River Enborne and an ordinary water course. The site is within SPZ2.

Thames Water:

Significant concern regarding Water Supply capability, specifically water resources. Current water supply network in this area is 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.

Site Selection – Site Commentary

A detailed water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council would like to see this site left as green space. Newbury Town Council did suggest that the site could be used for wind turbines to provide energy to Sandlesford Park.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues with this site. There are no positive impacts from this site as it is some distance from local services and facilities, with limited opportunities for walking, cycling and using public transport. There are a number of uncertain impacts as the site is poorly related to existing residential development. Development could have a negative impact on environmental sustainability without appropriate mitigation and buffers. The site is within a surface water flood risk area, which could have a negative impact on sustainability without appropriate mitigation measures.

Proposed development (from SHLAA submission):

The site is being promoted as an extension of Sandlesford Park for approximately 46 dwellings, including an element of affordable housing.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW109	Site Address:	Newbury Business Park
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Development Potential:	Unknown – proposed for greater flexibility	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Protected employment area
 - Flood risk (part of site in FZ3, in FZ2)

Site Assessment

Parish Council consultation response:	The Town Council considered this site is inappropriate for residential development and should be retained for business use.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Site is partly within FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	A	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW110	Site Address:	London Road Industrial Estate, Newbury
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Development Potential:	182 dwellings (2.8ha at 65dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues: - Protected employment area - Flood risk (part of site in FZ3, in FZ2) - Groundwater and surface water flood risk. Close to area flooded Jan/Feb 2014

Site Assessment

Parish Council consultation response:	Potentially standing water near to the site during Jan/Feb 2014
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	The northern part of the site is in FZ3 (10%). Adjacent to the River Kennet (as Kennet and Avon Canal).
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW111	Site Address:	Northcroft and Avonbank House, West Street, Newbury
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Development Potential:	61 dwellings (planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	11/00899/OUTMAJ. Approved Dec 2011
Within flood zone 3		Y	Majority of the site is within FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW112	Site Address:	Rear of 24 Bartholomew Street, Newbury
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Development Potential:	14 dwellings (Planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	13/00086/RESMAJ. Approved April 2013
Within flood zone 3	A	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW113	Site Address:	1-3 Mansion House Street, Newbury
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Development Potential:	11 dwellings (Planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	12/02999/XFULMA. Approved April 2013
Within flood zone 3	A	
Within significant national or international habitat / environmental / historical protection	SSSI	A
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW114	Site Address:	Phoenix House, Bartholomew Street, Newbury
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Development Potential:	10 dwellings (planning application)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:
 - Within settlement boundary

Site Assessment

Parish Council consultation response:	No comments on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		U	Planning Application is pending condition
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule a site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW115	Site Address:	3 & 9 London Road, Newbury
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Development Potential:	17 dwellings (planning application)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- Within settlement boundary
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Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		U	Planning Application is pending consideration
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW116	Site Address:	Land to the rear of 1-15 The Broadway
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Development Potential:	28 dwellings (0.43ha a 65dph) Previous planning permission for 72 flats	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within settlement boundary
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Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	Previous planning permission lapsed
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW117	Site Address:	Himley Lodge, 39 St Johns Road, Newbury
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Development Potential:	Net 10 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	13/02064/FULMAJ. Approved Feb 2014
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule a site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW118	Site Address:	210 Newtown Road, Newbury
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Development Potential:	10 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	13/00118/FULMAJ. Approved May 2013
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW119	Site Address:	Phoenix Court, Newtown Road, Newbury
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Development Potential:	20 dwellings (0.31ha at 65dph)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within settlement boundary
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Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW120	Site Address:	Land at Ampere Road, Newbury
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Development Potential:	21 dwellings (0.33ha at 65dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

- Key Issues:
- Protected employment area
 - Flood risk (part of site within FZ3, in FZ2)

Site Assessment

Parish Council consultation response:	No comments made on this site as it was submitted after the consultation events. However, comments made on other sites within the London Road Industrial Estate are relevant. The Town Council would like to see the sites remain as industrial uses.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Part of the site is within FZ3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	Y	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW121	Site Address:	Land at Donnington Valley Golf Course, Donnington
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Development Potential:	980 dwellings (32.69ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

- Key Issues:
- Poor relationship to Newbury
 - Impact on Donnington

Site Assessment

Parish Council consultation response:	Parish Council have not commented on this site as it was only submitted in May 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Relationship to settlement (Newbury).
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	Y	Site would need to be considered as a strategic site due to development potential.
Within settlement Boundary		N	Site is not adjacent to Newbury settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW121A	Site Address:	Land south of Donnington Valley Golf Course, Donnington
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Development Potential:	30 dwellings (1ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

- Key Issues:
- Poor relationship to Newbury
 - Impact on Donnington

Site Assessment

Parish Council consultation response:	Parish Council have not commented on this site as it was only submitted in May 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Relationship to Newbury.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Site is not adjacent to Newbury settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Newbury	Parish:	Shaw-cum-Donnington
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Site ID:	NEW122	Site Address:	Land at Nothing Hill, Wantage Road, Newbury
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Development Potential:	78 dwellings (2.6ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

- Key Issues:
- Poor relationship to Newbury
 - Impact on Donnington

Site Assessment

Parish Council consultation response:	Parish Council have not commented on this site as it was only submitted in May 2014.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	Relationship to Newbury
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to Newbury settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN001	Site Address:	Land at Green Lane, Pangbourne, RG8 8JU
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Development Potential:	36 dwellings (1.8ha at 20dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB - Access / Highway network suitability – serious concern raised by Highways and Transport Team
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Site Assessment

Parish Council consultation response:	The site could be acceptable to the parish council for a smaller number of dwellings than given in the development potential for the site. Access along Green Lane would be of concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N/A	
Highways / Transport	Access issues	Y	Access can be obtained via Bere Court Road onto Pangbourne Hill and via Green Lane onto the A340 Tidmarsh Road. There is concern that the roads are often narrow and may be unsuitable for such additional volumes of traffic.
	Highway network suitability	N	Development would generate approximately 216 daily vehicle movements, including about 22 during the 08:00 to 09:00 AM peak.
	Public Transport network	Y	Pangbourne has a railway station on the Reading – Oxford line. Nearby, Pangbourne Hill has a limited bi-hourly bus service to places such as Reading. All other services serving Pangbourne are up to 900 metres away, which the Council's Highways team have commented is not ideal.
	Footways/Pavements	N	There are no footways in the vicinity and the Council's Highways and Transport team has advised that it is not possible to provide any.
Landscape	Located in AONB	Y	
	Area of High Landscape Sensitivity (if not in AONB) (<i>from Core Strategy LSS</i>)	N/A	
	Other	N/A	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to school playing fields although these do not have public access
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (eg. BOA)	N	
	Relationship to settlement	Y	Site is well related to the existing settlement
Heritage	Incompatible adjacent land uses	N	
	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	N	TW have concern regarding wastewater capability
AWE consultation Zone	Groundwater source protection zone (SPZ)	Y	SPZ1. High risk of contamination to groundwater.
	Middle	N	
Proximity to railway line	Outer	N	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site partially underlain by grave deposits. Consideration of policy 1 & 2 of the RMLP required.
	Other	N/A	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A	N/A	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN001	Site Address:	Land at Green Lane, Pangbourne	Development Potential:	36 dwellings (1.8ha at 20 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to facilities in Pangbourne and also affords access to the countryside		The site's location to the south west of Pangbourne gives opportunities for walking and cycling and gives access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have an overall positive impact.
	Will it increase opportunities for access to sports facilities?	0	There are various sports facilities close to the site at Pangbourne College however these are not open to the general public. Public facilities are located at Pangbourne Recreation Ground and Pangbourne Primary School but these are on the other side of the settlement		
	Will it protect and enhance green infrastructure across the district?	0	The site will have a neutral impact upon green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are local facilities and services in Pangbourne (employment, shops, school).		The site is located close to areas of employment and education as well as other services and facilities within Pangbourne. There are public transport opportunities. The site could have a positive impact on the District's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Bus services within Pangbourne to major centres are bi-hourly. Pangbourne is served by a train station with services to Oxford, Reading and London Paddington		The site is close to the local services and facilities in Pangbourne which will encourage walking or cycling. Pangbourne is also well served by public transport and therefore impact positively on environmental and social
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns especially as the roads surrounding the site are often		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			narrow and there are no footways in the vicinity. Any development would also have the potential to improve road safety		sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The site is a BAP Habitat	An Extended Phase 1 Habitat Survey will be required	Development would have a potentially negative impact on environmental sustainability unless mitigation measures set out in the Landscape Assessment are adhered to.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?		A Landscape Assessment has concluded that development would be acceptable provided that mitigation / enhancement measures are adhered to.	<p>The Landscape Assessment has identified the following mitigation / enhancement measures:</p> <ul style="list-style-type: none"> • Views from the east and north-east should be protected through limits on the mass and height of the development and native boundary planting along the southern boundary • Retention of on-site trees • Retention of the hedgerow boundary along the north-western boundary • Provision of a high level of internal tree and shrub planting to blend the site into the adjacent Breedon Estate • Retention of the character of Bere Court Road 	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Any development should be in accordance with mitigation/enhancement measures outlined in the Landscape Assessment		Development of the site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets directly affected		
	Will it promote, conserve and enhance the District's	0	There are no cultural assets directly affected		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	cultural assets? Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	-	Development is likely to increase greenhouse gas emissions. The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without appropriate mitigation, development would have a negative impact on environmental sustainability. Mitigation measures will reduce this impact and could lead to a neutral impact.
	Will the site be subject to / at risk from flooding	+	The site is not at risk of flooding	SUDs would need to be provided.	There is no flood risk on this site which has a positive impact on sustainability.

Summary

Development of this site would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. There is no flood risk on the site, which has a positive impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB / Pangbourne

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
Site ID:	PAN001	Site Address:	Land at Green Lane, Pangbourne	Development Potential:	36 dwellings (1.8ha at 20dph)

Recommendation:

Site is recommended for allocation

Justification:

The site is located in a rural service centre in close proximity to local services and facilities. The Landscape Assessment has concluded that low rise development could be accommodated and would not be visually intrusive subject to mitigation and enhancement measures. However potential impact to the highway network remains of concern.

Discussion:

Site Description:

The site is located to the west of Pangbourne. Close to local services and facilities including open countryside.

Landscape:

Landscape Assessment has advised that the site is visually exposed; nonetheless low rise development in keeping with the surrounding area would not be visually intrusive. The Landscape Assessment sets out mitigation and enhancement measures that would be required if the site is developed.

Flood Risk:

The site is in flood zone 1. An FRA taking into account surface water flooding would be required and SUDs would need to be provided.

Highways /Transport:

Raised concerns in respect of highways suitability and access – although access can be obtained via Bere Court Road onto Pangbourne Hill and via Green Lane onto the A340 Tidmarsh Road, there is concern that the roads are often narrow surrounding this site and may be unsuitable for the additional volumes of traffic that the development of the site would generate. Furthermore, there are no footways in the vicinity and it is not possible to provide any.

There is a railway station in Pangbourne with services to Oxford, Reading and London. A bi-hourly buss services passes near to the site.

Ecology:

The site is a BAP habitat and so an extended Phase 1 Habitat Survey would be required

Archaeology:

There are no known archaeological issues

Education:

Local primary school provision is at capacity. No comments made about secondary school provision.

Environmental Health:

There are no known air, noise or contamination issues

Minerals and Waste:

The site is partially underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP would be required.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is in SPZ1, with a high risk of contamination to groundwater. Investigation would be required.

Site Selection – Site Commentary

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The site could be acceptable to the parish council for a smaller number of dwellings than given in the development potential for the site. Access along Green Lane would be of concern.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. There is no flood risk on the site, which has a positive impact on sustainability.

Proposed development (from SHLAA submission):

The site is proposed for 28 dwellings, including affordable housing.

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN002	Site Address:	Land north of Pangbourne Hill and west of River View Road, Pangbourne
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Development Potential:	35 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - AONB – only part of the site is considered suitable for development - Impact of development upon the restricted Pangbourne Hill / A340 Tidmarsh Lane junction
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Site Assessment

Parish Council consultation response:	This site may be acceptable for a smaller number of houses. The parish council thought that access off River View Road would be better than Pangbourne Hill. Should development go ahead the parish council would like to see a footpath into Pangbourne.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	P	The Landscape Assessment indicates that development is only appropriate on part of the site.
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to existing settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	The Council's Highways and Transport team have advised that an acceptable access would seem achievable onto Pangbourne Hill.
	Highway network suitability	Y	Although it is considered that the proposal would have a marginal impact on the highway network (35 houses will generate circa 210 daily vehicle movements including circa 21 during the 08.00 to 09.00 AM peak) the Council's Transport and Highways team are concerned regarding the impact on the restricted Pangbourne Hill / A340 Tidmarsh Lane junction. It is expected most traffic will head to and from this direction
	Public Transport network	Y	Pangbourne has a railway station on the Reading – Oxford line. Nearby, Pangbourne Hill has a limited bi-hourly bus service to places such as Reading. All other services serving Pangbourne are up to 600 metres away
	Footways/Pavements	Y	Existing footways are available nearby but there are none adjacent to the site
Landscape	Located in AONB	Y	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Located within an area of high landscape sensitivity (<i>from Core Strategy LSS</i>)	N/A	
	Other	N/A	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	Site is close to the school playing fields, but these do not have public access
	Rights of Way affected	A	PANG/14/1 and PANG/14/2 adjacent to site
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N/A	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Roman cemetery to north of site and Medieval activity. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	SPZ1, with high risk of contamination to groundwater
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is partially underlain by gravel deposits. Consideration of Policy 1 & 2 of the RMLP is required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>	N/A	
Other (anything else to be considered)	N/A		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN002	Site Address:	Land north of Pangbourne Hill and west of River View Road, Pangbourne	Development Potential:	35 dwellings
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to facilities in Pangbourne and access to the countryside		The site's location to the south west of Pangbourne gives opportunities for walking and cycling and gives access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact overall.
	Will it increase opportunities for access to sports facilities?	0	There are various sports facilities close to the site at Pangbourne College however these are not open to the general public. Public facilities are located at Pangbourne Recreation Ground and Pangbourne Primary School but these are on the other side of the settlement		
	Will it protect and enhance green infrastructure across the district?	0	The site will have a neutral impact upon green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are local facilities and services in Pangbourne (employment, shops, school).		The site is located close to areas of employment and education as well as other services and facilities within Pangbourne. There are public transport opportunities. The site could have a positive impact on the District's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Bus services within Pangbourne are intermittent. Pangbourne is served by a train station with services to Oxford, Reading and London Paddington		The site is close to the local services and facilities in Pangbourne which will encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact because there are no known biodiversity or geodiversity interests on the site		Development of the site is unlikely to have an impact on any element of sustainability as long as the Landscape Assessment mitigation measures are implemented and only part of the site is developed
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	A Landscape Assessment has concluded that development of the whole area would have an adverse impact on the western side of Pangbourne, most significantly in visual terms. However development of part of the site, in keeping with the local settlement form may be possible subject to mitigation measures	<p>The Landscape Assessment has identified the following mitigation / enhancement measures:</p> <ul style="list-style-type: none"> • The mass and scale of development should not be visually intrusive and must not detract from views of the Thames valley and the Chilterns • The western boundary should be planted with a linear woodland designed to respect the local topography and vegetation pattern and contain the settlement • The continuous bank and tree cover along Pangbourne Hill/Road should not be broken to provide access to the site • The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate • The layout should work with the grain of the topography and be restricted to lower slopes 	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				below the 75m AOD contour, or 70m AOD where the site is more visually exposed	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Any development should be in accordance with mitigation/enhancement measures outlined in the Landscape Assessment		Development of the site is unlikely to have an adverse impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	Possible RB cemetery at one end of the site. High archaeological potential in the area	Further assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets directly affected		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	The site is unlikely to have an impact on air quality		Development of the site is unlikely to have an impact on any element of sustainability.
	Will there be an impact noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on the building materials used, construction methods, transport and design	Mitigation could include Travel Plans to reduce car traffic and compliance with policies within the core strategy.	Without appropriate mitigation development would have a negative impact on environmental sustainability. Mitigation measures will reduce this impact and could lead to a neutral impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will the site be subject to / at risk from flooding	0	The site is adjacent to an area of surface water flood risk	And FRA and SUDs would be required.	Flooding can have an impact on all elements of sustainability unless appropriate mitigation measures are introduced.

Summary

Development of this would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. The site is adjacent to an area at risk from surface water flooding; development on the site could lead to a worsening of flood risk elsewhere without appropriate mitigation measures. Should flooding occur, it would have a negative impact on all elements of sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB / Pangbourne

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN002	Site Address:	Land north of Pangbourne Hill and west of River View Road, Pangbourne	Development Potential:	35 dwellings
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Recommendation:
Part of the site, in line with the landscape assessment, is recommended for allocation.

Justification: The site is located in a rural service centre in close proximity to local services and facilities. The Landscape Assessment has concluded that some development could be accommodated on the lower part of the site subject to mitigation and enhancement measures. However potential impact on the highway network could be an issue.

Discussion:

Site Description:
The site is located to the south west of Pangbourne, close to local services and facilities, including access to the countryside.

Landscape:
A Landscape Assessment has concluded that development of the whole area would have an adverse impact on the western side of Pangbourne, most significantly in visual terms. However development of part of the site may be possible subject to identified mitigation measures in the Landscape Assessment.

Flood Risk:
The site is not at risk of flooding; however there is an area of surface water flooding adjacent to the site. An FRA would be required and SUDs would need to be provided.

Highways /Transport:
The proposal would have a marginal impact on the highway network, however there is concern regarding the impact on the restricted Pangbourne Hill/A340 Tidmarsh Lane junction.

There is a railway station within Pangbourne with services to Oxford, Reading and London and bi-hourly bus services pass near to the site.

Ecology:
There are no protected species or ecological designations on the site.

Archaeology:
No known archaeological issues.

Education:
Local primary school provision is at capacity. No comments made on secondary school provision.

Environmental Health:
There are no known air, noise or contamination issues

Minerals and Waste:
The site is underlain by gravel deposits. Consideration of policy 1 & 2 of the RMLP would be required.

Land use planning consultation zone:
The site is not within an AWE consultation zone.

Environment Agency:
No specific comments made on this site. The site is in SPZ1, with a high risk of contamination to groundwater.

Thames Water:
Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient

Site Selection – Site Commentary

capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

This site may be acceptable for a smaller number of houses. The parish council thought that access off River View Road would be better than Pangbourne Hill. Should development go ahead the parish council would like to see a footpath into Pangbourne.

SA/SEA:

Development of this would not lead to any significant sustainability issues. There are positive impacts on sustainability as the site is close to local services and facilities enabling walking and cycling and the promotion of healthy, active lifestyles. There is potential for a negative impact on environmental sustainability unless the mitigation measures set out in the Landscape Assessment are adhered to. The site is adjacent to an area at risk from surface water flooding; development on the site could lead to a worsening of flood risk elsewhere without appropriate mitigation measures. Should flooding occur, it would have a negative impact on all elements of sustainability.

Proposed development (from SHLAA submission):

Development of 74 family houses in a range of sizes and tenures (average density of 21dph) has been proposed on the site as part of the SHLAA submission.

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN005	Site Address:	22-32 Purley Way, Pangbourne, RG8 7JY
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Development Potential:	8 dwellings (Planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:
 - Site has planning permission

Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN006	Site Address:	Rear of Meadow Lane House, Meadow Lane, Pangbourne, RG8 7NB
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Development Potential:	14 dwellings (Planning Permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Site has planning permission
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Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN008	Site Address:	Pages Garden, Reading Road, Pangbourne, RG8 7JE
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Development Potential:	13 dwellings (0.22ha at 60dph)	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Site is within settlement boundary so automatically excluded
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Site Assessment

Parish Council consultation response:	Parish Council did not comment
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	Site not assessed as within settlement boundary
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN009	Site Address:	Burfield, Pangbourne Hill, Pangbourne, RG8 8JS
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Development Potential:	70 dwellings (3.5ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:

- AONB - Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
- Poor relationship to settlement

Site Assessment

Parish Council consultation response:	The Parish Council agreed with the SHLAA assessment of this site. Access is poor, the site is a long way from Pangbourne and development could significantly impact on the AONB.
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	Y	Development on this site would fail to conserve and enhance the special qualities and natural beauty of the AONB.
SHLAA Assessment	Not Currently developable	Y	Relationship to the settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to existing settlement boundary

* any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN010	Site Address:	Land off Bere Court Road, Centenary Field
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Development Potential:	47 dwellings (2.35ha at 20dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- AONB
 - Relationship to settlement (not adjacent to settlement boundary)

Site Assessment

Parish Council consultation response:	The Parish Council agreed with the SHLAA assessment of this site. Access is poor, the site is a long way from Pangbourne and development could significantly impact on the AONB.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	Site not assessed as excluded on other grounds
SHLAA Assessment	Not Currently developable	Y	Relationship to settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	AONB	Settlement:	Pangbourne	Parish:	Pangbourne
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Site ID:	PAN011	Site Address:	Pangbourne College Boat House, Station Road, Pangbourne
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Development Potential:	4 dwelling s(0.21ha at 20dph)	SHLAA Assessment:	Not Currently developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Flood risk
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Site Assessment

Parish Council consultation response:	The parish council did not feel that this site was suitable for any development due to its position adjoining the River Thames. The Parish Council agreed with the SHLAA assessment.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		Y	
Planning Permission		N	
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	Site not assessed as excluded on other grounds
SHLAA Assessment	Not Currently developable	Y	Flood risk
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to existing settlement boundary

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA004	Site Address:	Rainsford Farm, Crookham Hill, Thatcham
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Development Potential:	764 (36.4ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:	- The site falls within Flood Zone 3, which automatically rules the site out
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Site Assessment

Parish Council consultation response:	Flooding is a major issue. Marina idea is one of interest. Development here could not take place unless improvements were made to the Thatcham Level crossing. Potential to open up another crossing of the Kennet through the site. May not be practical now, but should be considered for longer term.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	A	SSSI adjacent to the site
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	Y	Flood risk, whole of site within FZ3.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within Settlement boundary		N	Not adjacent to the settlement boundary

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA004A	Site Address:	Rainsford Farm, Crookham Hill, Thatcham
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Development Potential:	13	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

- Key Issues:
- The site has planning permission
 - The site falls within Flood Zone 3

Site Assessment

Parish Council consultation response:	<p>Comments were made on site THA004 which incorporates this site, and these are listed below:</p> <p>Flooding is a major issue. Marina idea is one of interest. Development here could not take place unless improvements were made to the Thatcham Level crossing. Potential to open up another crossing of the Kennet through the site. May not be practical now, but should be considered for longer term.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	The site has planning permission for 13 dwellings
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	A	SSSI adjacent to the site
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Not adjacent to the settlement boundary

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA006	Site Address:	Lower Way, Thatcham
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Development Potential:	231	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

- Key Issues:
- Flood risk (site is within Flood Zones 3 and 2)
 - Poor relationship to existing settlement pattern
 - Site adjacent sewage treatment works

Site Assessment

Parish Council consultation response:	Site is located adjacent to the sewage treatment works and floods. Potentially a site for allotments.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Far south of the site only
Within significant national or international habitat / environmental / historical protection	SSSI	A	SSSI adjacent to the site
	SAC	A	SAC adjacent to the site
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	Y	Flood risk and relationship to existing settlement pattern
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA007	Site Address:	Land at Hart's Hill, Thatcham
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Development Potential:	450	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Scale of development - Greenfield - Potential for surface water flooding - Site is separated from the existing building line by floral way - Over head cables present on the site
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Site Assessment

Parish Council consultation response:	<p>The following comments are made in respect of sites THA007, THA008, THA028</p> <p>Development here would contribute to flood risk in Thatcham. The impact of development here would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus service).</p> <p>A gully runs through THA008 which would increase the flood risk.</p> <p>There are capacity issues at Kennet School, more so than at the primary schools.</p> <p>THA028 is considered more acceptable than THA007 or THA008.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Under the core strategy Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle. Development of this site should be considered as a strategic site.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	Thatcham rail station just over a mile from the centre of the site. Regular bus services pass the site.
	Footways/Pavements	A	On adjacent side of road only
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field /	Y	There is amenity space close to the site on Floral

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Amenity Space nearby		Way/Foxglove Way. There are allotments close by on Harts Hill Road, and a sports ground south of London Road
	Rights of Way affected	N	
	Play areas nearby	Y	There is a play area close to the site on Floral Way/Foxglove Way
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	A	Adjacent the site's eastern boundary
	Tree Preservation Orders	N	
	Local Wildlife Site	A	Adjacent the site's eastern boundary
	Nature Reserve	N	
	Other (eg. BOA)	Y	Biodiversity Opportunity Area (north and eastern half of site only)
Relationship to surrounding area	Relationship to settlement	A	Adjacent. Floral Way separates the site from existing residential development
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	In area of high archaeological potential with many discoveries in area, further assessment will be necessary
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Over head power lines and telegraph poles present on site
	Water supply	N	TW have significant concern regarding water supply capability
	Wastewater	N	TW have significant concern regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line			
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA008, THA028		
Other (anything else to be considered)	Unable to confirm availability.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA007	Site Address:	Land at Hart's Hill, Thatcham	Development Potential:	450 dwellings (15ha at 30 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local facilities and the open countryside		The site's location to the east of Thatcham 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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre		
	Will it protect and enhance green infrastructure across the district?	?	A Public Right of Way runs to the east of the site	The right of way would need to be retained	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Thatcham, as well giving each access to the strategic road network and public transport opportunities. This means that the site would have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Thatcham. There are a number of public transport options, including a frequent bus route that runs along the A4, which is close to the site. Thatcham station is approximately 2.4km from the site.		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			There are a number of opportunities for walking and cycling to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There is ancient woodland and a Local Wildlife Site adjacent to the site. The north and eastern part of the site is identified as a Biodiversity Opportunity Area.	A 10 metre stand off is required between development and the ancient woodland. An Extended Phase 1 Habitat Survey will be required	The site is open and rural in nature; therefore development could have a negative impact on this element of environmental sustainability, without appropriate mitigation and buffers.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in an area of medium landscape sensitivity.	Landscaping could reduce the impact of development on the landscape.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the rural nature and feel of this area because this area is outside of the built area of Thatcham.		Development could have a negative impact on sustainability by changing the character of the built environment in this area.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is within an area of high archaeological potential	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield land		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site itself is not at risk from flooding, although it is adjacent to an area at risk from surface water flooding.	SuD's would need to be provided.	Unlikely to have an impact on any element of sustainability.

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 easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THA007	Site Address:	Land at Hart's Hill, Thatcham	Development Potential:	450 dwellings (15ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is much larger than required, and there are other smaller sites, that are considered more suited to development at this stage. Development on this side of Floral Way would change the character of the built environment, but moving residential development to the east of Floral Way.

Availability of the site has not been confirmed.

Discussion:

Site Description:

The site is located to the east of Thatcham, separated from the existing building pattern by Floral Way. The site has good access to local services and facilities, including employment and education. There is also good access to the open countryside.

Landscape:

The site is within an area of medium landscape sensitivity and is rural in character.

Flood Risk:

The site is in Flood Zone 1, adjacent to an area at risk from surface water flooding. A FRA would be required and SUDs provided.

An ordinary water course runs through the site.

Highways /Transport:

No specific comments have been made on this site.

The site is close to a number of public transport options, with a regular bus services running past the site. Thatcham also has a railway station.

Ecology:

The site is within a BOA and adjacent to a Local Wildlife Site. There is ancient woodland adjacent to the site and appropriate buffers would need to be provided.

Archaeology:

The site is within an area of high archaeological potential. Further investigation would be required.

Education:

Local primary school provision is at capacity, as is local secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in SPZ3.

Thames Water:

Site Selection – Site Commentary

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is 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 be required.

Significant concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A detailed drainage strategy would be required.

Parish Council:

Thatcham Town Council's comment related to THA007, 008 and 028.

Development would contribute to flood risk in Thatcham. The development would impact on the road network in north Thatcham and Cold Ash, especially at peak times as there are limited alternatives (eg. infrequent bus services).

There are capacity issues at Kennet School, more so than at primary schools.

SA/SEA:

The SA/SEA indicates a predominantly neutral effect, with no significant impacts from this site. The site is easily accessible by public transport, walking and cycling. It is also within close proximity of open countryside and local sports facilities to help promote a healthy active lifestyle, all of which have a positive impact on sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.

Proposed development (from SHLAA submission):

The site is proposed for approximately 640 dwellings, with appropriate infrastructure and open space.

Availability of the site has not been confirmed.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA008	Site Address:	Land at Siege Cross Farm, Thatcham
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Development Potential:	353	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Scale of development - Greenfield - Bath Road and Floral Way separate site from the building line - Overhead cables and an oil pipe line present on the site
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Site Assessment

Parish Council consultation response:	<p><i>The following comments are made in respect of sites THA007, THA008, THA028:</i></p> <p>Development here would contribute to flood risk in Thatcham. The impact of development here would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus service).</p> <p>A gully runs through THA008 which would increase the flood risk.</p> <p>There are capacity issues at Kennet School, more so than at the primary schools.</p> <p>THA028 is considered more acceptable than THA007 or THA008.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Under the core strategy Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle. Development of this site should be considered as a strategic site.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	Thatcham rail station just under a mile from the centre of the site. Regular bus services pass the site.
	Footways/Pavements	A	Southern side of A4 London Road and western side of Floral Way. No footways or pavements front the site
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Amenity space to the south of the site.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
	Amenity Space nearby		There is a sports field close to the site south of London Road, and allotments off Harts Hill Road
	Rights of Way affected	Y	Passes through site
	Play areas nearby	Y	Harts Hill Road
Ecology / Environmental / Geological	Protected species	Y	Range of protected species have been identified on the site
	Ancient woodland	A	Adjacent site on the eastern boundary
	Tree Preservation Orders	N	
	Local Wildlife Site	A	Adjacent site on the eastern boundary
	Nature Reserve	N	
	Other (eg. BOA)	Y	Biodiversity Opportunity Area on eastern and northern boundaries. Badgers sett next to the site.
Relationship to surrounding area	Relationship to settlement	A	Adjacent (Floral Way boundary)
	Inappropriate adjacent land uses	N	
Heritage	Archaeology	Y	In area of high archaeological potential with many discoveries in area. Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Over head power lines and telegraph poles are present on the site. Oil pipeline
	Water supply	N	TW have significant concern regarding water supply capability
	Wastewater	N	TW have significant concern regarding wastewater services.
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Site is partially underlain by gravel deposits. Consideration of Policy 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA007		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA008	Site Address:	Land at Siege Cross, Thatcham	Development Potential:	353 (11.6ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local facilities and the open countryside		The site's location to the east of Thatcham gives opportunities for walking and cycling and also 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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre		
	Will it protect and enhance green infrastructure across the district?	?	A Public Right of Way passes through the site	The Public Right of Way will need protecting should the site be developed	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Thatcham, as well giving each access to the strategic road network and public transport opportunities. This means that the site would have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Thatcham. There are a number of public transport options, including a frequent bus adjacent to the site on the A4. Thatcham station is approximately 1.4km from the site.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			There are a number of opportunities for walking and cycling to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	There is a badger's sett on the site. There is ancient woodland east of the site	Extended Phase 1 Habitat Survey Required. 10 metre stand off required between development and the ancient woodland.	Development could have a negative impact on this element of environmental sustainability, without appropriate mitigation being provided.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in an area of medium landscape sensitivity	Landscaping could reduce the impact of development on the landscape.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the rural nature and feel of this area as this area is outside the built area of Thatcham		Development could have a negative impact on sustainability by changing the character of the built environment in this area.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is within an area of high archaeological potential with many discoveries in the area	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on	0	Unlikely to have an impact on water		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?		quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield land		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	The site itself is not at risk from flooding, although it is adjacent to an area at risk from surface water flooding.	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability

Summary

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 no significant impacts from this site. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. There are protected species on the site, without appropriate mitigation measures development could have a negative impact on environmental sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THE008	Site Address:	Land at Siege Cross	Development Potential:	353 dwellings (11.6ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Only a small amount of development is required in Thatcham under the Core Strategy framework, development of this site would be out of keeping with this principle. This site should be considered as a strategic site. Development on this side of Floral Way would change the character of the built environment, by moving residential development to the east of Floral Way.

Discussion:

Site Description:

The site is located to the east of Thatcham, separated from the existing residential development by Floral Way. There is good access to local services and facilities, and the open countryside.

Overhead power lines and telegraph poles are present on the site.

Landscape:

The site is in an area of medium landscape sensitivity and rural in character.

Flood Risk:

The site is in flood zone 1, adjacent to an area of surface water flood risk. A FRA would be required and SUDs would need to be provided.

An ordinary water course runs through the site.

The Thatcham Surface Water Management Plan identifies that surface water overland flow travels through the site.

Highways /Transport:

No specific comments have been made on this site.

There are a range of public transport options, with a regular bus service passing the site and Thatcham railway station within 1 mile of the site.

Ecology:

There is a badger sett on the site and ancient woodland adjacent to the site. Appropriate buffers and mitigation measure would need to be provided.

Archaeology:

The site is in an area of high archaeological potential. Further investigation would be required.

Education:

Local primary school provision is at capacity, as is local secondary school provision.

Environmental Health:

No know air, noise or contamination issues.

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of Policy 1 & 2 of the RMLP would be required.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is in SPZ3.

Site Selection – Site Commentary

Thames Water:

Significant concern regarding water supply capability, especially water resource capability. Current water supply network in this area is 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 be required.

Significant concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A detailed drainage strategy would be required.

Parish Council:

Thatcham Town Council's comment related to THA007, 008 and 028.

Development would contribute to flood risk in Thatcham. The development would impact on the road network in north Thatcham and Cold Ash, especially at peak times as there are limited alternatives (Eg. Infrequent bus services).

A gully runs through the site that would increase flood risk.

There are capacity issues at Kennet School, more so than at primary schools.

SA/SEA:

The SA/SEA indicates a predominantly neutral effect, with no significant impacts from this site. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. There are protected species on the site, without appropriate mitigation measures development could have a negative impact on environmental sustainability. Development could have an impact on the landscape and change the character of the built environment, which could have a negative impact on sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for 300 dwellings with provision for a primary school.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA009	Site Address:	Land at Tull Way / Henwick Lane, Thatcham
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Development Potential:	150	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within the settlement boundary
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Site Assessment

Parish Council consultation response:	Town Vision queried whether this site could be used for an extension of Henwick Playing fields. The view to the countryside is considered very important to the local residents.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		Y	

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA010	Site Address:	Hillview Farm, Ashmore Green Road, Cold Ash
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Development Potential:	41 dwellings	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Relationship to settlement (not adjacent to Thatcham settlement boundary)

Site Assessment

Parish Council consultation response:	<p>The parish councils (Thatcham and Cold Ash) agree with the Council's assessment of this site. The site is on high gradient and development would destroy the Ashmore Green Area. Surface and groundwater flooding area an issue, and runoff from the hills to the north of Thatcham lead to flooding in 2007. Some flood alleviation works (balancing ponds) are going on, but this is to cope with the existing problem not future issues. Sewage systems would need to be upgraded. Traffic along Heath Lane and the surrounding roads is bad and much of the road network cannot take more traffic. Visually development of these sites would detract from the entrance into and out of Thatcham.</p> <p>The Thatcham vision refresh consultation indicates that residents would like to keep the gap between settlements. There is a fear amongst local resident that should one site go for housing it will set a precedent for further development in the future further outside Thatcham.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	Y	Poor relationship to Thatcham
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to Thatcham settlement boundary.

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA011	Site Address:	Land to the north of Bowling Green Road, Thatcham
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Development Potential:	255 dwellings (8.5ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk - Local wildlife site
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Site Assessment

Parish Council consultation response:	<p>Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars.</p> <p>Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems. Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.</p> <p>The site is not considered to be close to local services and facilities.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	Under the Core Strategy, Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Surface water flows and evidence of past surface water flooding have been identified in Thatcham Surface Water Management Plan.
	Critical Drainage Area	A	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	U	There is a rail station in Thatcham but this is some distance from the site. No bus services run past the site. The closest stop is on Billington Lane (service 101 infrequent).
	Footways/Pavements	Y	Pavements on eastern side of Cold Ash Hill, south side of Heath Lane, and southern side of Bowling Green Road
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core</i>)	N	Low to medium

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
	<i>Strategy LSS)</i>		
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Off Humber Close
	Rights of Way affected	A	Public right of way (footpath) runs adjacent to the north western boundary of the site
	Play areas nearby	Y	Elliot Close
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	Y	Small area within the north western corner of the site
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	A	Adjacent
	Incompatible adjacent land uses	N	
Heritage	Archaeology	U	Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA014, THA027, THA019 (separated from site by Cold Ash Hill)		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA011	Site Address:	Land to the north of Bowling Green Road, Thatcham	Development Potential:	255 dwellings (8.5ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is adjacent to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside The site offers access to the countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Henwick Worthy Sports Ground and Regency Park Hotel (private members only). Public facilities are available at Kennet Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	There will be no impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site would have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham and a number of bus services, although they do not pass the site.		Development is unlikely to have an impact upon sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	The north west corner of the site is a Local Wildlife Site and ancient woodland adjacent to the site	Extended Phase 1 Habitat Survey required. Appropriate buffers to the ancient woodland would be required.	The site and the surrounding area to the north is rural in nature, therefore development could have a negative impact on this element of environmental sustainability. Mitigation measures would help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in an area of low/medium landscape sensitivity.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the rural nature and feel of this area because this area is outside of the built area of Thatcham.		Development could have a negative impact on sustainability by changing the character of the built environment in this area.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is the potential for archaeology on the site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site itself is not within a flood zone, although it is adjacent to a critical drainage area. The Thatcham Surface Water Management Plan identifies past surface water flooding events on the site.	A FRA would be required and appropriate mitigation measures, including SUDs provided.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

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 well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability. Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. There are a number of unknown impacts, relating to the impact on ecology and flood risk. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections. The site is not officially within a flood zone, although it is on the edge of a critical drainage area. Surface water runoff caused significant flooding in Thatcham in 2007, therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Cold Ash
Site ID:	THA011	Site Address:	Land to the north of Bowling Green Road	Development Potential:	255 dwellings (8.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Only a small amount of development is required in Thatcham under the Core Strategy framework, development of this site would be out of keeping with this principle. Development of the site would be out of keeping with the exiting development pattern, as there is currently no residential development to the north of Tull Way

Discussion:

Site Description:

The site is located to the north of Thatcham, separated from the existing residential development by Tull Way, Heath Lane and Cold Ash Hill. The site is some distance to the centre of Thatcham and public transport options are limited.

Landscape:

The site is in an area of low/medium landscape sensitivity, and is rural in character.

Flood Risk:

The site is in flood zone 1, although it is on the edge of a critical drainage area. Significant flooding occurred in Thatcham during 2007. The Thatcham Surface Water Management plan identifies surface water flow patterns through the site. An ordinary watercourse flows through the site.

A FRA and appropriate mitigation, including SuDS would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

Public transport options past the site are limited. There are opportunities for walking and cycling.

Ecology:

The site is adjacent to ancient woodland and the north west corner of the site is within a local wildlife site. Appropriate buffers would need to be provided.

Archaeology:

There is some archaeological potential on the site. Investigations would be required.

Education:

Local primary school provision is at capacity, and is local secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

TW not consulted on this site

Site Selection – Site Commentary

Parish Council:

Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars. Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems.

Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.

The site is not considered to be close to local services and facilities.

SA/SEA:

The SA/SEA gives a predominantly neutral sustainability impact. There are no significant sustainability effects. The site is well located for access to local services and facilities with opportunities for walking and cycling, all of which have a positive impact on sustainability. Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. There are a number of unknown impacts, relating to the impact on ecology and flood risk. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections. The site is not officially within a flood zone, although it is on the edge of a critical drainage area. Surface water run off caused significant flooding in Thatcham in 2007, therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for 300 dwellings and community facilities.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA013	Site Address:	20-26 Chapel Street, Thatcham
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Development Potential:	10	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within settlement boundary
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Site Assessment

Parish Council consultation response:	A few applications have been in for this site. Only suitable for a small number of homes.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA014	Site Address:	Land at Regency Park Hotel, Tull Way, Thatcham
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Development Potential:	42 dwellings (1.4ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk
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Site Assessment

Parish Council consultation response:	<p>Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars.</p> <p>Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems. Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.</p> <p>The site is not considered to be close to local services and facilities.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	Y	Within the curtilage of a hotel
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	A	
	Other	NN	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	NN	
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site
	Public Transport network	U	There is a rail station in Thatcham but this is some distance from the site. No bus services run past the site. The closest stop is on Billington Lane (service 101 infrequent).
	Footways/Pavements	U	There are no pavements or footways that surround the site, however there are pavements on southern side of Bowling Green Road
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Low/medium landscape sensitivity
	Other	N	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	
	Rights of Way affected	N	
	Play areas nearby	Y	
Ecology / Environmental / Geological	Protected species	N	Extended Phase 1 Habitat Survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	A	Adjacent
	Incompatible Adjacent Lane use	N	
Heritage	Archaeology	Y	Desk based assessment required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line			
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: THA011		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA014	Site Address:	Land at Regency Park Hotel	Development Potential:	42 (1.4ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is adjacent to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside The site offers access to the countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Henwick Worthy Sports Ground and Regency Park Hotel (private members only). Public facilities are available at Kennet Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	There will be no impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham and a number of bus services, although they do not pass the site.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are no known biodiversity or geodiversity assets on the site	Extended Phase 1 Habitat Survey required	There is potential for development to have a negative impact on environmental sustainability depending on the outcome of the Phase 1 Habitat Survey. Mitigation measures may be required to reduce the impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is self contained so development would not impact upon the character of the environment		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the rural nature and feel of this area because this area is outside of the built area of Thatcham.		Development could have an impact on the character of the built environment in this area. Further assessment is required on any potential heritage assets on the site
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is the potential for archaeology on the site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	The site is within the curtilage of developed land (a hotel) and is therefore classed as previously developed land		Because the site is previously developed, the site is environmentally sustainable
10. To reduce emissions	Will it reduce West	?	The level of impact depends on	Mitigation could also include	Without consideration of

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
contributing to climate change and ensure adaptation measures are in place to respond to climate change	Berkshire's contribution to greenhouse gas emissions?		location, building materials / construction, transport / design	Transport Assessment / Travel Plans.	sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within a surface water flood risk area and is identified in the Surface Water Management Plan. The site is also within a critical drainage area.	A FRA and appropriate mitigation measures would be required, including SUDs.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

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 well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.

There are a number of unknown impacts, relating to the impact on ecology and archaeology. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections.

Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. The site is within a surface water flood area, surface water runoff caused significant flooding in Thatcham in 2007, and therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Cold Ash
Site ID:	THA014	Site Address:	Land at Regency Park Hotel, Tull Way	Development Potential:	42 dwellings (1.4ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The site is separated from the existing settlement pattern by Tull Way and is some distance from the centre of Thatcham. The site is at risk from flooding.

Discussion:

Site Description:

The site is located to the north of Thatcham, separated from the existing settlement by Tull Way. The site is some distance from the centre of Thatcham and public transport options are limited.

Landscape:

The site is in an area of low/medium landscape sensitivity, although rural in character.

Flood Risk:

The site is in Flood Zone 1 although it is also in an area of surface water flood risk and a critical drainage area is identified in the Thatcham Surface Water Management Plan as having overland flow paths. A FRA would be required and appropriate mitigation measures, including SUDs provided.

Highways /Transport:

No specific comments made on this site.

Public transport options past the site are limited. There are opportunities for walking and cycling.

Ecology:

No known ecological issues, although an extended phase 1 habitat survey would be required.

Archaeology:

The site is in an area of high archaeological potential. Further investigation required.

Education:

Local primary school provision is at capacity, and is local secondary school provision.

Environmental Health:

No known air, noise or contamination issues

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

TW not consulted on this site

Parish Council:

Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars. Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems.

Site Selection – Site Commentary

Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.

The site is not considered to be close to local services and facilities.

SA/SEA:

Overall the site is likely to have a neutral effect on sustainability, and there are no significant sustainability effects. The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.

There are a number of unknown impacts, relating to the impact on ecology and archaeology. Impacts on ecology and subsequent environmental sustainability should be able to be mitigated against with appropriate buffers and wildlife protections.

Development of the site would alter the character of the built environment as development would be taking place on the opposite side of the road to existing residential development. This could have a negative impact on sustainability. The site is within a surface water flood area, surface water runoff caused significant flooding in Thatcham in 2007, and therefore, there is a possibility that without appropriate mitigation measures flooding could occur impacting negatively on all elements of sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for 70 dwellings.

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA016	Site Address:	Land to the north of Ashmore Green, Ashmore Green, Thatcham
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Development Potential:	42 dwellings (1.4ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

<p>Key Issues:</p> <ul style="list-style-type: none"> - Relationship to settlement (not adjacent to Thatcham settlement boundary)

Site Assessment

<p>Parish Council consultation response:</p>	<p>The parish councils (Thatcham and Cold Ash) agree with the Council's assessment of this site. The site is on high gradient and development would destroy the Ashmore Green Area. Surface and groundwater flooding are an issue, and runoff from the hills to the north of Thatcham lead to flooding in 2007. Some flood alleviation works (balancing ponds) are going on, but this is to cope with the existing problem not future issues. Sewage systems would need to be upgraded. Traffic along Heath Lane and the surrounding roads is bad and much of the road network cannot take more traffic. Visually development of these sites would detract from the entrance into and out of Thatcham.</p> <p>The Thatcham vision refresh consultation indicates that residents would like to keep the gap between settlements. There is a fear amongst local resident that should one site go for housing it will set a precedent for further development in the future further outside Thatcham.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	Y	Poor relationship to Thatcham.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	No t adjacent to Thatcham settlement boundary.

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA019	Site Address:	Land at Little Copse, off Cold Ash Hill and Lawrence Lane, Thatcham
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Development Potential:	72 dwellings (2.4ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Part of site required for flood alleviation as part of the Thatcham surface water management plan.
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Site Assessment

Parish Council consultation response:	<p>Comments made by both Cold Ash parish council and Thatcham town council. Concern over the impact on Little Copse ancient woodland. There is potential for dormice and newts on the site. Access to the site is also a concern. The site offers good visual amenity to area south of the site, development would affect the gateway to Thatcham. Development would be likely to increase the risk of flooding in north Thatcham.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary.

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Potential surface water flows across the site
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	
	Highway network suitability	U	No comments made on this site.
	Public Transport network	U	Thatcham is served by a rail station. There is bus stop close to the site on Cold Ash Hill which is served by service 101 (infrequent service)
	Footways/Pavements	A	Pavement on the western side of Cold Ash Hill. There are no footways or pavements on Lawrences Lane
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in an area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	The closest amenity space to the site is located on the junction of Foxglove Way and Floral Way
	Rights of Way affected	N	
	Play areas nearby	Y	The closest play are to the site is off Eliot Close, south of the site

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	A	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA011 (separated from the site by Cold Ash Hill)		
Other (anything else to be considered)	Part of the site is required for flood alleviation work as a result of the Thatcham Surface Water Management Plan.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA019	Site Address:	Land at Little Copse, off Cold Ash Hill and Lawrence Lane	Development Potential:	72 dwellings (2.4ha at 30 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside The site offers access to the countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet School and Regency Park Hotel (private members only) Public facilities are available at Kennet Leisure Centre.		
	Will it protect and enhance green infrastructure across the district?	0	There will be no impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham and a number of bus services, although they do not		Development of the site will have a positive impact upon sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			pass the site.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Increased traffic in Thatcham from development on the site could have an impact on Road Safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There is a Local Wildlife Site and ancient semi natural woodland adjacent the site to the site	Buffers would be required.	The impact of development on biodiversity is unknown, however mitigation measures will help to reduce any potential impacts.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is within an area of medium landscape sensitivity. The surrounding area is rural in nature.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the rural nature and feel of this area because this area is outside of the built area of Thatcham.		Development could have an impact on the character of the built environment in this area. Further assessment is required on any potential heritage assets on the site
	Will it conserve and enhance the significance of the District's heritage assets?	?	Part of site is identified as high HLC sensitivity	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water flooding, and also forms part of a flood alleviation scheme.	A FRA and appropriate mitigation, including SUDs would be required. Development would not be appropriate on the area of land required for the flood alleviation scheme.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.

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 well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling.

The impact of development upon ecology is unknown, however appropriate mitigation, including buffers, would be needed on the site to ensure any potential impact is reduced.

The site is poorly related to the existing settlement pattern of Thatcham, and this has the potential to have a negative impact upon environmental sustainability.

Flood risk on the site would have a negative impact on all elements of sustainability. Part of the site is required as part of the Thatcham flood alleviation works, meaning development on this part of the site would not be appropriate. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.

Summary of effects:
Effect: Predominantly neutral
Likelihood: High
Scale: Newbury and Thatcham spatial area
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Cold Ash
Site ID:	THA019	Site Address:	Land at Little Copse, off Cold Ash Hill and Lawrences Lane	Development Potential:	72 dwellings (2.4ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

Half of the site is required for flood alleviation works as part of the Thatcham flood alleviation scheme. The remainder of the site is poorly related to the existing settlement pattern of Thatcham. Flood risk on the site is high.

Only a small amount of development is required in Thatcham under the Core Strategy framework, other sites within the town are considered more appropriate for development.

Discussion:

Site Description:

The site is located to the north of Thatcham. The site is some distance from the centre of Thatcham and public transport options are limited.

Landscape:

The site is in an area of medium landscape sensitivity, and is rural in character.

Flood Risk:

The site is in Flood Zone 1, although it is within a surface water flood risk area. An ordinary water course runs across the site. Part of the site is required for the Thatcham flood alleviation work as part of the Thatcham Surface Water Management Plan.

A FRA and appropriate mitigation, including SUDs would be required.

Highways /Transport:

No specific comments have been made on this site.

There are concerns over access to the site as an access road would need to pass through the area of the site being used for the flood alleviation works.

Ecology:

The site is adjacent to ancient woodland. Appropriate buffers would be required.

Archaeology:

The site is within a HLC sensitivity area. Further investigation would be required

Education:

Primary school provision is at capacity, as is secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3

Thames Water:

TW not consulted on this site

Site Selection – Site Commentary

Parish Council:

Comments made by both Cold Ash parish council and Thatcham town council.

Concern over the impact on Little Copse ancient woodland. There is potential for dormice and newts on the site. Access to the site is also a concern.

The site offers good visual amenity to area south of the site, development would affect the gateway to Thatcham.

Development would be likely to increase the risk of flooding in north Thatcham.

SA/SEA:

The SA/SEA gives a predominantly neutral impact, with no significant sustainability effects. The site is well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling,

Appropriate mitigation, including buffers would be needed on the site to ensure there was not a negative impact on ecology and environmental sustainability.

The site is poorly related to the existing settlement pattern of Thatcham, and this could have a negative impact on sustainability. Flood risk on the site would have a negative impact on all elements of sustainability. Part of the site is required as part of the Thatcham flood alleviation works, meaning development on this part of the site would not be appropriate. Mitigation measures could reduce the impact of flooding and reduce the impact on sustainability.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA021	Site Address:	131, 133, 137, 139, 141 Bath Road, Thatcham
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Development Potential:	12	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has Planning permission

Site Assessment

Parish Council consultation response:	Parish Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		N	
Planning Permission		Y	Part of the site has planning permission for 12 flats
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlements within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA023	Site Address:	Thatcham Garden Centre, Bath Road, Thatcham
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Development Potential:	74	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:
 - Within settlement boundary

Site Assessment

Parish Council consultation response:	<p><i>Cold Ash Parish Council:</i></p> <p>Concern that Thatcham Garden Centre in the SHLAA (ref. THA023) as development here could add more traffic in Ashmore Green and Cold Ash.</p> <p><i>Thatcham Parish Council (comments below apply to sites THA009 (Tull Way) and THA023):</i></p> <p>Planning history of the site is against development. Development could lead to traffic issues on Tull Way. Some people felt that these sites would not be too bad, while others did not agree.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA024	Site Address:	Land at Harts Hill Farm, Thatcham
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Development Potential:	138	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk (highlighted in the Thatcham Surface Water Management Plan) - Right of way crosses the site
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Site Assessment

Parish Council consultation response:	No comments on the site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	Under the Core Strategy, Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Two water courses flow through the site as does an overland flow route (identified in the Thatcham Surface Water Management Plan). A pond is also located within the site.
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability	U	No comments made on this site.
	Public Transport network	U	Thatcham rail station is just under 2 miles from the centre of the site. There is a bus stop close to site on Harts Hill Road which is served by service 101 (infrequent service). Bus stops served by a frequent service (number 1) are around a mile away.
	Footways/Pavements	N	
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity from Core Strategy LSS)	N	In area of medium landscape sensitivity.
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Amenity greenspace adjacent site on Floral Way. There is a sports field adjacent
	Rights of Way affected	Y	A Public Right of Way (footpath) crosses the site
	Play areas nearby	Y	Adjacent site on Floral Way
Ecology / Environmental	Protected species	Y	Great Crested Newts and Bats. Extended Phase 1

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Unknown	Comments	
/ Geological		Habitat Survey required	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	A	Adjacent the south western boundary of the site
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	
	Incompatible adjacent land uses	N	Site is located to the north of Thatcham, adjacent to a small area of residential development, but separated from Thatcham by Floral Way.
Heritage impact	Archaeology	Y	Site has numerous archaeological finds on site and in close proximity, significant evidence for prehistoric and RB activity. High potential here. A desk based assessment should be a first step in assessing potential.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	List of neighbouring sites: THA020		
Other (anything else to be considered)	The site slopes upwards from south to north.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA024	Site Address:	Land at Hart's Hill Farm	Development Potential:	138 (4.6ha at 30 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside The site offers access to the countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre		
	Will it protect and enhance green infrastructure across the district?	?	A public right of way crosses the site	The public right of way will need protecting should the site be developed	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham and a number of bus services, although they do not pass the site.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and	?	Increased traffic in Thatcham from development on the site could have		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		an impact on Road Safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Part of the western boundary of the site is adjacent to a Local Wildlife Site. Great Crested Newts and Bats are present on the site.	Extended Phase 1 Habitat Survey required. Appropriate mitigation may be required.	There is potential for development to have a negative impact on environmental sustainability. Mitigation measures would help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in an area of medium landscape sensitivity.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the rural nature and feel of this area because this area is outside of the built area of Thatcham.		Development could have a negative impact on sustainability by changing the character of the built environment in this area.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There is high potential for finds on the site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
adaptation measures are in place to respond to climate change					could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface water flooding. Two water courses flow through the site in addition to an overland flow route (as identified in the Thatcham Surface Water Management Plan). A pond is also located within the site.	A FRA and SUDs would be required	Surface water flooding could be an issue on the site, but with appropriate SuDS this could be mitigated meaning the site should not have an impact on any aspects of sustainability.

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 well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.

There are protected species on the site, and without appropriate mitigation there would be negative impact on sustainability.

Development would change the character of the built environment in this part of Thatcham, with a potential negative impact on social and environmental sustainability. The site is at risk from surface water flooding, with two water courses flowing through the site. Without flood mitigation and SuDS there is potential for a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THA024	Site Address:	Land at Hart's Hill Farm	Development Potential:	138 dwellings (4.6ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is much larger than required, and there are other smaller sites that are considered more suited to development at this stage.

Development on this site of Floral Way would change the character of the built environment, by moving a significant amount of residential development to the north east of Floral Way.

Discussion:

Site Description:

The site is located to the north east of Thatcham, separated from the existing residential development by Floral Way. There is a small residential development to the south east of the site. The site is quite close to local services and facilities, and the open countryside.

Landscape:

The site is in an area of medium landscape sensitivity, and is rural in character.

Flood Risk:

The site is in Flood Zone 1, but at risk from surface water flooding. Two water courses flow through the site, which has been identified as an overland flow route in the Thatcham Surface Water Management Plan. A FRA would be required and SuDS would need to be provided.

Highways /Transport:

No specific comments have been made on this site.

There are limited public transport options passing the site, but several buses pass along the A4, and there is a railway station to the south east of Thatcham.

Ecology:

There are great crested newts and bats on the site and the western boundary of the site is adjacent to a Local Wildlife Site. An Extended Phase 1 Habitat Assessment would be required.

Archaeology:

The site has high archaeological potential with evidence of prehistoric and RB activity. Potential to be a significant constraint.

Education:

Local primary and secondary school provision is at capacity.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able

Site Selection – Site Commentary

to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

No comments were made on this site.

SA/SEA:

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 well located for access to local services and facilities, although is some distance from the centre of Thatcham, with opportunities for walking and cycling, all of which have a positive impact on sustainability.

There are protected species on the site, and without appropriate mitigation there would be negative impact on sustainability. Development would change the character of the built environment in this part of Thatcham, with a potential negative impact on social and environmental sustainability. The site is at risk from surface water flooding, with two water courses flowing through the site. Without flood mitigation and SuDS there is potential for a negative impact on all elements of sustainability.

Proposed development (from SHLAA submission):

The site is being promoted for between 150 and 200 dwellings.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA025	Site Address:	Land at Lower Way, Thatcham
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Development Potential:	87 dwellings (2.9ha at 30dph)	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

- Key Issues:
- Greenfield
 - Proximity to Nature Reserve

Site Assessment

Parish Council consultation response:	A site to be considered further. The site does seem like logical place for development.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	A	
	Critical Drainage Area	A	
Contamination / pollution	Air Quality	N	
	Contaminated Land	U	The site is close to a previous land fill site
	Other	N	
Highways / Transport	Access issues	N	Appropriate sight lines can be obtained on to Lower Way.
	Highway network suitability	Y	Development is likely to generate approximately 522 daily vehicle movements, including about 52 during the 08:00 to 09:00 AM peak. The impact is expected to be limited as traffic is likely to distribute equally east and west to and from the site. A Transport Assessment would be required.
	Public Transport network	Y	Thatcham is served by regular bus services. And there is a railway station to the south east of the town.
	Footways/Pavements	Y	
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Within an area of medium landscape sensitivity.
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	There is amenity space to the south of the site and a sports field to the east of the site
	Rights of Way affected	A	A public Right of Way (footpath) runs along the western boundary of the site
	Play areas nearby	Y	There is a play area close to the site to the south
Ecology / Environmental	Protected species	N	

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
/ Geological	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	Y	Part of the site falls within the Thatcham Moors Nature Reserve. The site does not contain any protected species related to the nature reserve
	Nature Reserve	Y	
	Other (eg. BOA)	A	Biodiversity Opportunity Area
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement.
	Incompatible adjacent land uses	U	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water Supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	SPZ3. Historic landfill site adjacent. Investigation would be required.
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	A	The site is partially underlain by gravel deposits. Consideration of Policy 1 & 2 of the RLMP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA025	Site Address:	Land at Lower Way, Thatcham	Development Potential:	87 (2.9ha at 30 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to facilities and offers access to the countryside		The site's location to the south of Thatcham 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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Henwick Worthy Sports Ground and Kennet Leisure Centre		
	Will it protect and enhance green infrastructure across the district?	0	There is a Public Right of Way adjacent the western boundary of the site	The right of way would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Thatcham, as well giving easy access to the strategic road network and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	<p>The site is located within Thatcham. 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.</p> <p>There are a number of opportunities for walking and cycling (a cycle lane runs past the site) to local services</p>		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site falls within Thatcham Moors Nature Reserve, however the site does not contain any protected species related to the nature reserve	Owner also owns the meadows next to Thatcham Reedbeds SSSI – years ago negotiated the development of this site in return for land adjacent to the SSSI and the River Kennet	Development of the site is unlikely to an impact on any elements of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is adjacent to the built environment. Any development has the potential to enhance the built environment		Development of the site is unlikely to an impact on any elements of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site is located close to sewage treatment works	Consideration of appropriate mitigation measures required.	The impact of the nearby sewage treatment works on development is unknown, however mitigation measures, such as designing living spaces away from the sewage treatment works would help to reduce any impact.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	The site is greenfield land		The site could have a negative impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	and buildings?				environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on the site, however there is an area of surface water flood risk adjacent to the site	SUDs would need to be provided.	Unlikely to have an impact on any element of sustainability.

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 well related to the existing settlement, close to local services and facilities with opportunities for walking and cycling, which give a positive effect in terms of sustainability.

The site is close to the sewage treatments works, and the impact that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability.

The site is not at risk from flooding, which has a positive impact on sustainability; SuDS would be required to ensure that development did not have a negative impact on flooding elsewhere.

Summary of effects:
Effect: Predominantly neutral
Likelihood: High
Scale: Newbury and Thatcham spatial area
Duration: Permanent
Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THA025	Site Address:	Land at Lower Way, Thatcham	Development Potential:	87 dwellings (2.9ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities with public transport opportunities and walking and cycling routes into Thatcham Town Centre.

Discussion:

Site Description:

The site is located to the south of Thatcham, north of the Nature Discovery Centre. Close to Thatcham town centre and local service and facilities.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in flood zone 1, although it is adjacent to an area of surface water flood risk. An ordinary water course runs through the site. An FRA would be required and appropriate SUDs provided.

Highways /Transport:

The traffic generated from the site is considered to have a limited impact on the highway network.

There are good public transport opportunities close to the site.

Ecology:

The site is adjacent to the Thatcham Moors Nature Reserve and a SSSI, although this is not seen as an issue for deliverability of the site. Previously negotiation of additional land to be provided adjacent to the SSSI and River Kennet should this site be developed. Appropriate buffers would need to be provided.

Archaeology:

Potential archaeology on the site. Further investigation required.

Education:

Primary and secondary school provision is at capacity.

Environmental Health:

No known air or noise issues.

The site is close to a previous land fill site.

Minerals and Waste:

The site is partially underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP required.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is in SPZ3, close to a former landfill site. Investigation of potential contamination would be required.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Site Selection – Site Commentary

A drainage strategy would be required

Parish Council:

A site to be considered further. The site does seem like logical place for development.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability effects. The site is well related to the existing settlement, close to local services and facilities with opportunities for walking and cycling, which give a positive effect in terms of sustainability.

The site is close to the sewage treatments works, and the impact that this would have on development is unknown, however appropriate mitigation measures will reduce any possible effects on social sustainability.

The site is not at risk from flooding, which has a neutral impact on sustainability; SUDs would be required to ensure that development did not have a negative impact on flooding elsewhere.

Proposed development (from SHLAA submission):

The site is being promoted for residential development with an open space buffer to the countryside to the south.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA026	Site Address:	Land at Colthrop Cottages, Thatcham
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Development Potential:	16 dwellings	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
 - Flood zone 3

Site Assessment

Parish Council consultation response:	Thatcham Parish Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	Y	Flood risk
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA027	Site Address:	The Creek, Heath Lane, Thatcham
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Development Potential:	41 dwellings	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:
 - Relationship to settlement - not adjacent to settlement boundary

Site Assessment

Parish Council consultation response:	<p>Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars.</p> <p>Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems. Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.</p> <p>The site is not considered to be close to local services and facilities.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Not adjacent to the settlement boundary.

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	There is a railway station in Thatcham but this is some distance from the site. Closest bus stop is on Westfield Road which is served by services 100, 101, 104 and 105 (frequent but no Sunday service).
	Footways/Pavements	Y	There are no footways or pavements immediately next to the site, but there is a pavement on the southern side of Heath Lane
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Site is in an area of low/medium landscape sensitivity

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	There is amenity space close to the site off Humber Close and a sports field close on Sagecroft Road
	Rights of Way affected	N	
	Play areas nearby	Y	There is a play area in close proximity to the site off Goldsmith Close and Eliot Close
Ecology / Environmental / Geological	Protected species	U	Potential for bats on the site.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	N	The site on its own is poorly related to Thatcham, adjacent sites would need to be developed.
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	Y	Sits within wider area of archaeological potential. Also late 19th century house and outbuildings. More information required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	List of neighbouring sites: THA011, THA014		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA027	Site Address:	The Creek, Heath Lane, Thatcham	Development Potential:	41 dwellings (1.36ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the Regency Park Hotel which has sports facilities (private members only). There are further facilities in Thatcham. The site is close to the open countryside The site offers access to the countryside		The site's location gives opportunities for walking and cycling and provides access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet Leisure Centre and Regency Park Hotel (private member only)		
	Will it protect and enhance green infrastructure across the district?	0	There will be no impact on green infrastructure		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		Thatcham's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham and a number of bus services, although they do not pass the site. There is a rail station in Thatcham but this is some distance from the site.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability. However public transport options are

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			Bus services close to the site are infrequent. There are however a number of opportunities for walking and cycling to local services and facilities.		limited.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No identified issues on the site. Potential for bats.	Extended Phase 1 Habitat Survey required in addition to a bat survey	Development of the site is unlikely to an impact on any elements of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is fairly well contained by mature trees and planting so the impact of development upon the character of the environment is likely to be reduced		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site contains an existing dwelling and garden. Development would lead to a change in the character of the built environment, if developed alongside other adjacent sites.		Development of the site in isolation is unlikely to have an impact on any elements of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is within a wider area of archaeological potential. There is a late nineteenth century house and outbuildings within the site.	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield land		Because the site is previously developed, the site is environmentally sustainable
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no official flood risk on the site.	SUDs would be required.	Unlikely to have an impact on any element of sustainability. Cold Ash Parish Council have commented that the site is required to accommodate flood retention basins to complete flood protection, however the Thatcham Surface Water Management Plan does not indicate that this site would form part of a basin.

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 well located for access to local services and facilities (although it is some distance from the centre of Thatcham) with opportunities for walking and cycling, all of which have a positive impact on sustainability. The site is greenfield as it is residential garden, meaning there could be a negative impact on environmental sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	THA027	Site Address:	The Creek, Heath Lane, Thatcham	Development Potential:	41 dwellings (1.36ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is poorly related to Thatcham without adjacent sites being developed. This would lead to a much larger area being developed. The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period, so development of this site, with other adjacent sites is not required at this stage.

Discussion:

Site Description:

The site is located to the north of Thatcham. The site is not adjacent to the settlement boundary, although it is close to it. The site is separated from the existing residential development by Tull Way. The site is some distance to the centre of Thatcham and public transport options are limited.

Landscape:

The site is in an area of low/medium landscape sensitivity, and is rural in character.

Flood Risk:

The site is in Flood Zone 1. A FRA would be required to take account of surface water flooding. Thatcham suffered from significant flooding in July 2007.

Highways /Transport:

No specific comments given on this site.

Public transport options past the site are limited. There are opportunities for walking and cycling.

Ecology:

There is potential for bats on the site. An extended phase 1 habitat survey and bat survey would be required.

Archaeology:

The site is within a wider area of archaeological potential. Further investigation is required.

Education:

Primary and Secondary school provision is at capacity.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. The site is within SPZ3.

Thames Water:

TW not consulted on this site

Parish Council:

Comments on this site made by both Cold Ash Parish Council and Thatcham Town Council. There is concern over the impact of additional traffic on the existing road network, in particular along Bowling Green Road. Poor public transport opportunities in the area would make residents reliant on cars.

Site Selection – Site Commentary

Flooding is a key concern following the floods in 2007. New balancing ponds are being put in, but there is concern that these only mitigate the existing issue, not any future problems.

Visually development would detract from the rural approach to Cold Ash. Consultation on the Thatcham Vision indicates that people want to maintain the gap between the settlements. The site is traditional agricultural land with ancient woodlands and pre enclosure hedgerows.

The site is not considered to be close to local services and facilities.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability effects. The site is well located for access to local services and facilities (although it is some distance from the centre of Thatcham), with opportunities for walking and cycling, all of which have a positive impact on sustainability. The site is greenfield as it is residential garden, meaning there could be a negative impact on environmental sustainability.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA028	Site Address:	Land north of Floral Way and east of Harts Hill Road, Thatcham
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Development Potential:	103 dwellings	SHLAA Assessment:	Potentially developable
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Summary of Site Assessment

Key Issues:

- Greenfield
- Potential surface water flood risk

Site Assessment

Parish Council consultation response:	Comments were made on this site by Thatcham Town Council and Cold Ash Parish Council. Development would contribute to flood risk in Thatcham. Traffic would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus services). There are capacity issues at Kennet School. Residents are concerned that development would set a precedent for further development on the other side of Floral Way. General feeling that this site could be more acceptable than THA007 or THA008 as there is already development on the other side of Harts Hill Road.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	Under the Core Strategy, Thatcham is due a period of consolidation. Development of this site would be out of keeping with this principle.
Within settlement Boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	U	Parish council report surface water flow route through the site. There is a historic incidence of surface water flooding (July 2007) along the north western boundary of the site
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	U	Thatcham rail station is just over a mile from the centre of the site. There is a bus stop close to the site on Harts Hill Road which is served by service 101 (infrequent service, i.e. two hourly or less). Stops that are served by a frequent bus service (service 1) are around half a mile from the centre of the site.
	Footways/Pavements	Y	Grass verge runs alongside the part of the site which fronts onto Floral Way. There is a pavement on the western side of Floral Way. No pavement or footway runs along the site where it border Harts Hill Road, but there is a pavement on the western side of Harts Hill Road

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Site is in an area of medium landscape sensitivity.
	Other	N	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	There is amenity space close to the site by the junction of Floral Way and Foxglove Way, and allotments also close by on Harts Hill Road. There is a sports ground south of A4 London Road.
	Rights of Way affected	N	
	Play areas nearby	Y	There is a play area and amenity space close to the site by the junction of Floral Way and Foxglove Way.
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	U	The site is separated from existing development due to Floral Way. There is no development to the north east of Floral Way.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	No known archaeology but potential due to adjacent site - will need desk based assessment
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater source protection zone (SPZ)	Y	SPZ3
HSE Hazard Zone	Middle	N	
	Outer	N	
Proximity to railway line			
Minerals and Waste	Minerals preferred area	U	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other	N	
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THA007, THA024, THA030		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newb/Thach	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA028	Site Address:	Land north of Floral Way and East of Harts Hill Road	Development Potential:	103 dwellings (3ha at 30 dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local facilities and the open countryside		The site's location to the east of Thatcham 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.
	Will it increase opportunities for access to sports facilities?	+	The site is close to facilities at Kennet leisure centre		
	Will it protect and enhance green infrastructure across the district?	?	A Public Right of Way runs to the east of the site	The right of way would need to be retained	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Thatcham, as well giving each access to the strategic road network and public transport opportunities. This means that the site could have appositve impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Thatcham. There are a number of public transport options, including a frequent bus route that runs along the A4, which is close to the site. Thatcham station is approximately 2.3km from the site.		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
			There are a number of opportunities for walking and cycling to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	There are no known biodiversity and geodiversity assets on the site		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is in an area of medium landscape sensitivity.	Landscaping could reduce the impact of development on the landscape.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development on this site would change the rural nature and feel of this area as this area is outside the built area of Thatcham		Development would have an impact on the character of the built environment in this area.
	Will it conserve and enhance the significance of the District's heritage assets?	?	No known archaeology but potential due to adjacent site have high archaeological potential	Further archaeological assessment required	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Further assessment is required on any potential heritage assets on the site
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield land		The site could have a negative impact on environmental sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The site is not in an area of flood risk; however Cold Ash Parish Council reported a surface water flow route through the site. The TSWMP identifies surface water flows along the north western boundary of the site.	A FRA and appropriate mitigation, including SuDS required.	Flooding has a negative impact on sustainability. Mitigation measures can help to reduce this impact.

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 easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. Development could change the character of the built environment, which could have a negative impact on sustainability. While the site is not within an official flood risk area, there is evidence of surface water flows along the boundary of the site, which could lead to flooding and a negative impact on sustainability unless suitable mitigation measures were considered.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	N&T	Settlement:	Thatcham	Parish:	Thatcham
Site ID:	THA028	Site Address:	Land north of Floral Way and East of Harts Hill Road, Thatcham	Development Potential:	103 dwellings (3ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

The Core Strategy sets out that Thatcham only needs a small amount of development over the plan period. The potential on this site is larger than required, and there are other smaller sites that are considered more suited to development at this stage.

Development would change the character of the built environment, by developing to the north of Floral Way.

Discussion:

Site Description:

The site is located to the east of Thatcham, separated from the existing building pattern by Floral Way. The site has good access to local services and facilities as well as good access to the open countryside.

Landscape:

The site is in an area of medium landscape sensitivity and is rural in character.

Flood Risk:

The site is in Flood Zone 1. The site suffered from surface water flooding in 2007. A FRA and SuDS would be required.

Highways /Transport:

No specific comments have been made on this site.

The site is close to a number of public transport options, with a regular bus service running past the site. Thatcham also has a railway station.

Ecology:

There are no known ecological issues.

Archaeology:

No known archaeological issues, but investigation would be required.

Education:

Local primary school provision is at capacity, as is local secondary school provision.

Environmental Health:

No known air, noise or contamination issues.

Minerals and Waste:

No known mineral or waste issues

Land use planning consultation zone:

The site is not in an AWE consultation zone.

Environment Agency:

No specific comments on this site. The site is in SPZ3.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

Site Selection – Site Commentary

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

Comments were made on this site by Thatcham Town Council and Cold Ash Parish Council. Development would contribute to flood risk in Thatcham. Traffic would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus services). There are capacity issues at Kennet School. Residents are concerned that development would set a precedent for further development on the other site of Floral Way. General feeling that this site could be more acceptable than THA007 or THA008 as there is already development on the other side of Harts Hill Road.

SA/SEA:

There are no significant sustainability impacts from this site. There are no significant sustainability impacts from this site. The site is easily accessible by public transport, walking and cycling and within close proximity of open countryside and local sports facilities to help promote a health active lifestyle, all of which have a positive impact on sustainability. Development could change the character of the built environment, which could have a negative impact on sustainability. While the site is not within an official flood risk area, there is evidence of surface water flows along the boundary of the site, which could lead to flooding and a negative impact on sustainability unless suitable mitigation measures were considered.

Proposed development (from SHLAA submission):

The site is proposed for up to 100 dwellings, including affordable housing. There would be potential for the site to be developed alongside THA024.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA029	Site Address:	Former depot at Pound Lane, Thatcham
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Development Potential:	21 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Within settlement boundary
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Site Assessment

Parish Council consultation response:	Land to be sold by WBC. Would be a good site for development
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA030	Site Address:	Dunston Fields North, Harts Hill Road, Thatcham
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Development Potential:	165 dwellings	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

Key Issues:
Relationship to settlement (not adjacent to settlement boundary)

Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	Y	Relationship to existing settlement
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA031	Site Address:	1 The Broadway, Thatcham
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Development Potential:	14	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:
 - Planning Permission

Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA032	Site Address:	77-79 Bath Road, Thatcham
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Development Potential:	14	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - The site has planning permission for 14 dwellings
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Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comments on this site
----------------------------------------------	-----------------------------------------------------

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA033	Site Address:	99 Station Road and Land at Hewdens, Thatcham
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Development Potential:	14	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - The site has planning permission for 14 dwellings
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Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comments on this site
----------------------------------------------	-----------------------------------------------------

A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA034	Site Address:	1-8 Clerewater Place, Lower Way, Thatcham
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Development Potential:	11	SHLAA Assessment:	Developable
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Summary of Site Assessment

Key Issues:	- Within settlement boundary
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Site Assessment

Parish Council consultation response:	The site is currently offices. This could be redeveloped under permitted development rights
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA035	Site Address:	Kingsland Centre, The Broadway, Thatcham
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Development Potential:	46	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	- The site has planning permission for 46 residential dwellings.
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Site Assessment

Parish Council consultation response:	The site has planning permission, but nothing has happened
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	07/00565. Approved.
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement Boundary		Y

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Newbury / Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA036	Site Address:	Taceham House, The Haywards, Thatcham
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Development Potential:	6 dwellings	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Key Issues:	The site has planning permission for affordable housing
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Site Assessment

Parish Council consultation response:	Thatcham Town Council did not comment on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		Y	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N/A	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any yes response will rule the site out.

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE001	Site Address:	Former Sewage Works, Theale
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Development Potential:	138 dwellings (3.45ha at 40dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Flood risk (FZ2, FZ1) - Ground and surface water flood risk - Contaminated land - Overhead cables - Proximity to the M4 (air quality and noise pollution)
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Site Assessment

Parish Council consultation response:	General agreement that THE001, 002 and 005 should be considered as one site. There is potential for flooding on the site and both THE002 and 005 take water from Sulham Brook. Noise from the M4 is a concern as are the over head power lines. Access and potential for contamination are also of concern.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (from LSA)	N
SHLAA Assessment	Not Currently Developable	N
Land Use	Protected Employment Lane	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		N
		Site is near to but not adjacent to the settlement boundary.

* Any Yes response will rule the site out

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
Land use	Previously Developed Land	U	Former sewage treatment works, but currently vacant land
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommends that this site is not allocated for development. 40% of the site is within FZ2.
	Groundwater flood risk	Y	Ground water emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the M4
	Contaminated Land	Y	Previous land use means that contamination is likely
	Other		
Highways / Transport	Access issues	Y	Potential access issues. Access onto Blossom Lane would require additional land to widen the lane. An alternative access could be via THE002 to the south.
	Highway network suitability	N	Development expected to generate approximately 480 daily vehicle movements, including about 48 during the 08:00 to 09:00 am peak. The traffic generated would have a significant impact on the highway network. A Transport Assessment would be required to assess the impact taking into account the consented Lakeside South (THE011) residential development to the south.
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and Newbury. The nearest bus stop is 700m from the site.

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
	Footways/Pavements	Y There are pavements throughout the village. A link could be made on to Blossom Lane for pedestrians and cyclists. If a road was built through THE002 foot and cycle way would need to be provided.	
landscape	Located in AONB	A	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	U	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local playing fields
	Rights of Way affected	A	Right of way runs along the northern boundary of the site
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	Site is in a BAP habitat
	Ancient woodland	A	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	U	Site is quite well related to the settlement although is not physically adjacent to the settlement
	Incompatible adjacent land uses	Y	Site is adjacent to the M4
Heritage impact	Archaeology	Y	Surrounding area has many archaeological features. Not clear what impact recent land use may have had. Further investigation required
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Over head cables pass through the site with a pylon present on the site.
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	N	High risk to groundwater. Ordinary watercourse present, major aquifer.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE002, THE005		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE001	Site Address:	Former Sewage Works, Theale	Development Potential:	138 dwellings (3.45ha at 40dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to local playing fields, but is not as close as site THE009		
	Will it protect and enhance green infrastructure across the district?	?	A right of way runs along the northern boundary of the site. Development would need to take this into account		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		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. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	The site is designated as a Biodiversity Opportunity Area (BOA). There is ancient woodland adjacent	BOAs provide opportunities for improvements to biodiversity.	Development could have an impact on the character of the landscape and

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?		to the site.	Buffers are required around ancient woodland.	therefore a negative impact on environmental sustainability. The site is not actually within the AONB, meaning that with appropriate mitigation the impact should be neutralised.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The location of the site would mean that there would be some impact upon the landscape, as the site is also adjacent to the AONB.	Sensitive design and appropriate boundary treatment / buffers would be required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site is close to the existing settlement, separated from existing development by an area of public open space. Development would change the character of the built environment.	Careful design would help to mitigate the impact and fit any development into the existing residential development.	Development could have a negative impact on sustainability by changing the character of the built environment. However, with appropriate mitigation this impact should be minimised.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The surrounding area has many archaeological features, however the impact that this would have is not fully known	Further investigation of potential archaeological features is needed	
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	Given the location of the site close to the M4, air quality could impact upon development of this location	Appropriate mitigation and development of a smaller site area away from the M4	Poor air quality and noise pollution would have a negative impact on sustainability, appropriate mitigation, including development of a smaller site away from the M4 would help to reduce this impact to an acceptable level.
	Will the site be at risk from, or impact on, noise levels?	-	The site is close to the M4 and noise will impact upon development	Appropriate noise mitigation and development of a smaller area of the site away from the M4	
	Will there be an impact on soil quality?	+	The site was previously a sewage treatment works and the land could therefore be contaminated. Development could result in decontamination of the land and an improvement in soil quality	Decontamination	Contamination of the site would have a negative impact without appropriate mitigation, although cleaning of the site would
	Will there be an impact on water quality?	0	Unlikely to have any impact on water quality		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					have a positive impact on sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	?	The site was previously a sewage treatment works, however the site has been cleared of any structures and hardstanding		There is unlikely to be an impact on sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The eastern part of the site is within Flood Zone 2. The site is also at risk from ground and surface water flooding	An FRA would be required with appropriate flood mitigation including SUDs to be provided. The developable area could be reduced to only develop the area outside flood zone 2.	Flooding can have a negative impact on all elements of sustainability. An FRA will identify the areas most at risk and propose appropriate mitigation and SUDs to reduce this impact.

Summary

There are no significant sustainability issues on the site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The site is a brownfield site, on previously contaminated land, meaning that development of the site could have a positive impact on soil quality and improve the character of the area. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a knock-on effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
Site ID:	THE001	Site Address:	Former Sewage Works, Theale	Development Potential:	138 dwellings (3.45ha at 40dph)

Recommendation:

The site is recommended for allocation for approximately 90 dwellings

Justification:

The site is close to local services and facilities within Theale. The site area has been reduced to take into account the area of the site within flood zone 2.

Access to the site is an issue and would need to be resolved.

Discussion:

Site Description:

The site is located to the east of Theale, close to the settlement boundary, but not adjacent to it. It is close to the centre of Theale, where there are a number of local services and facilities and there is good access to the open countryside.

The site was previously a sewage treatment works, however, it is now vacant.

Overhead power lines cross the site, with a pylon present on the site.

Landscape:

The site is in an area of medium landscape sensitivity adjacent to the AONB.

Flood Risk:

The site is at risk of flooding from a number of sources (40% of the site is in Flood Zone 2, 60% is in Flood Zone 1, groundwater and surface water). An FRA would be required and appropriate mitigation, including SUDs provided.

Highways /Transport:

Access to the site is seen as an issue. Blossom Lane would need to be widened, which would involve acquisition of additional land from neighbouring dwellings. An alternative route could be provided via THE002 to High Street.

The traffic generated from the site would have a significant impact on the highway network. A Transport Assessment would be required (taking into account the consented development at Lakeside South (THE011)).

Theale is well served by public transport, with bus routes and a railway station. However the nearest bus stop is approximately 700m from the site.

Ecology:

The site is within a BAP habitat and a BOA.

Archaeology:

No known archaeology on the site, however the surrounding area has many archaeological features and finds. An assessment of the site would be required.

Education:

Theale primary school is at capacity on its current site. Theale Green Secondary school has capacity.

Environmental Health:

The site is adjacent to the M4, there is potential for noise and air pollution on the site. Appropriate mitigation and design techniques would be required.

As a former sewage treatment works there is potential for contamination on the site. The agent states that contamination on the site would not impede development.

Site Selection – Site Commentary

Minerals and Waste:

The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 and 2 of the RMLP would be required.

No known waste issues

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

The EA strongly recommend that this site is not allocated for development. There is an ordinary watercourse within the site and a major aquifer. There is a high risk of groundwater contamination. Land adjacent to the site has previously been investigated for potential contamination.

Any development proposed at this site should incorporate at least an 8 metre buffer from the top of Sulham Brook river bank and conserve and enhance biodiversity.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council is of the view that this site, along with THE002 and THE005 should be considered as one site. They have concerns regarding flooding, noise impact from the M4, overhead power lines, access and the potential for contamination.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues on the site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The site is a brownfield site, on previously contaminated land, meaning that development of the site could have a positive impact on soil quality and improve the character of the area. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and negative effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for the site.

Site Selection – Site Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE002	Site Address:	Whiteheart Meadow, Theale
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Development Potential:	224 dwellings (5.6ha at 40dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Flood risk (FZ2, FZ1) - Surface and Groundwater flood risk - Overhead cables - Proximity to M4 (potential for air quality and noise pollution)
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Site Assessment

Parish Council consultation response:	General agreement that THE001, 002 and 005 should be considered as one site. There is potential for flooding on the site and both THE002 and 005 take water from Sulham Brook. Noise from the M4 is a concern as are the over head power lines. Access is also of concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Area	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommend that this site is not allocated for development. 90% of the site is within FZ2. Ground water emergence zone
	Groundwater flood risk	Y	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the M4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Highways comments have not been received for this site. There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and Newbury. There are pavements throughout the village
	Highway network suitability	N	
	Public Transport network	Y	
	Footways/Pavements	Y	
Landscape	Located in AONB	P	The eastern part of the site is in the AONB Medium/low landscape sensitivity
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local playing fields Right of way runs along western boundary of the site Site is close to play facilities for children
	Rights of Way affected	A	
	Play areas nearby	Y	

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Ecology / Environmental / Geological	Protected species	U	Site is within a BAP habitat and wetland. An extended phase 1 habitat survey would be required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (eg. BOA)	Y	Site is within a BOA
	Relationship to settlement	Y	Site is well related to the existing settlement
Heritage	Incompatible adjacent land uses	Y	Site is adjacent to the M4
	Archaeology	Y	Some archaeological finds on the site. Further assessment required.
	Conservation area	N	
	Listed buildings	N	
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	Y	Overhead cables and pylons on the site
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
AWE consultation Zone	Groundwater Source Protection Zone (SPZ)	N	There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.
	Middle	N	
Proximity to railway line	Outer	N	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE001, THE005		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

-Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE002	Site Address:	Whiteheart Meadow, Theale	Development Potential:	224 dwellings (5.6ha at 40dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to local playing fields, but is not as close as site THE009		
	Will it protect and enhance green infrastructure across the district?	?	A right of way runs along the western boundary of the site.	Right of way would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		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. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	The site is designated as a Biodiversity Opportunity Area (BOA)	BOAs provide opportunities for improvements to biodiversity.	The designation of the site as a BOA means that there will be a positive impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				upon environmental sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	? / -	The top corner of the site falls within the AONB. The site has also been assessed as having low to medium landscape sensitivity	Consideration of the AONB required.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is adjacent to and well related to the existing settlement.		It is unlikely that the site would have an impact on any aspect of sustainability subject to further archaeological investigation
	Will it conserve and enhance the significance of the District's heritage assets?	0	Some archaeological finds on the site	Further investigation required	
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the M4	Mitigation including design techniques would be required.	The proximity of the site to the M4 will result in air and noise pollution which would have a negative impact on sustainability. Appropriate mitigation may be able to reduce the impact.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the M4	Mitigation including design techniques would be required.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The is within Flood Zone 2 and at risk from ground and surface water flooding	An FRA would be required with appropriate flood mitigation including SUDs to be provided.	Flooding can have a negative impact on all elements of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				Sites in Flood Zone 2 will only be considered for development if there are no suitable alternatives.	An FRA will identify the areas most at risk and propose appropriate mitigation and SUDs to reduce this impact.

Summary

There are no significant sustainability issues on the site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a negative effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE002	Site Address:	Whitehart Meadow, Theale	Development Potential:	224 dwellings (5.6ha at 40dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is adjacent to the M4 meaning noise and air quality issues on the site. A pylon is located in the centre of the site.

The Environment Agency strongly recommends that this site is not allocated as 90% of the site is in flood zone 2.

Discussion:

Site Description:

The site is located to the east of Theale. It is close to the centre of Theale where there are a range of local services and facilities. There is also good access to the countryside.

Overhead cables and an electricity pylon are present on the site.

Landscape:

The northern corner of the site is within the AONB. The site is in an area of medium / low landscape sensitivity.

Flood Risk:

The site is within flood zone 2 and at risk from groundwater and surface water flooding. An FRA would be required with appropriate mitigation, including SUDs provided.

Highways /Transport:

No comments have been received on this site.

There are a number of public transport options within Theale, with regular bus services and a railway station.

Ecology:

The site is within a BAP habitat and wetland and within a BOA. An extended phase 1 habitat survey would be required.

Archaeology:

Part of the site has been subject to previous work with some positive results. Further work would be required.

Education:

Theale primary school is at capacity. There is capacity at Theale Green secondary school.

Environmental Health:

The site is adjacent to the M4 which could lead to noise and air quality issues. Appropriate mitigation, including design techniques, would be required.

Minerals and Waste:

The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 and 2 of the RMLP would be required.

No known waste issues.

Land use planning consultation zone:

The site is not within an AWE consultation zone

Site Selection – Site Commentary

Environment Agency:

The EA strongly recommend that this site is not allocated for development. There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination. The site has previously been investigated for potential contamination.

Any development proposed at this site should incorporate at least an 8 metre buffer from the top of Sulham Brook river bank and conserve and enhance biodiversity.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council view that this site, alongside THE001 and THE005, are seen as one site. They have concerns with regard to flooding, noise impact from the M4, overhead power lines and access.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability issues on the site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all giving the site a positive score in terms of sustainability. The site is close to the M4 which, without appropriate mitigation could lead to significant noise and air quality issues and a negative effect on sustainability. The site is also at risk from flooding, from a number of sources, which without appropriate mitigation would lead to a negative impact on sustainability.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for this site.

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE003	Site Address:	North Lakeside, The Green, Theale
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Development Potential:	42 dwellings (1.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Surface water flood risk (site is adjacent to a lake) - TPOs
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Site Assessment

Parish Council consultation response:	The main concern of this site is the access via St Ives Close.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not currently developable	N	
Land Use	Protected Employment land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary.

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent/ Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	
	Surface water flood risk	Y	Adjacent to lake
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	U	Previous gravel pit.
	Other		
Highways / Transport	Access issues	N	Access can be obtained through St Ives Close. The Close would need to be upgraded to an adoptable standard, but this would seem to be possible. An alternative access could be obtained from the consented development of Lakeside South to the south of the site.
	Highway network suitability	Y	Development would generate approximately 336 daily vehicle movements, including about 34 during the 08:00 to 09:00 AM peak. This additional traffic will have a marginal impact on the highway network, although consideration would need to be given to traffic accessing The Green and how this relates to school traffic.
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and Newbury.
	Footways/Pavements	Y	There are pavements throughout the village
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Low landscape sensitivity
	Other		

Site Selection – Site Assessment

Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to playing fields
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	Y	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	U	Site is adjacent to a former gravel pit which is now a lake
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	No comment made
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	The site is within SPZ3. In addition, there is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE011		There would be potential to develop THE003 alongside the consented development at THE011
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE003	Site Address:	North Lakeside, The Green, Theale	Development Potential:	42 dwellings (1.4ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to local playing fields, but is not as close as site THE009		
	Will it protect and enhance green infrastructure across the district?	0	Close to local amenity space and children's play area. Development of the would be unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		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. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	There are TPOs on the site.	Appropriate buffers would be required.	It is unlikely that the site would have an impact on any aspect of sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				subject to the protection of the trees with TPOs
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site has low landscape sensitivity. The land adjacent to the site has planning permission for residential development		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement.		It is unlikely that the site would have an impact on any aspect of sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		It is unlikely that the site would have an impact on any aspect of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	A small area of the site adjacent to the lake is at risk from surface water flooding.	An FRA and appropriate mitigation, including SUDs would be required.	Flooding can have a negative impact on all elements of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					Mitigation measures, including SUDS will be required to reduce this risk and make sure that development on this site does not have an impact on flooding elsewhere.

Summary

There are no significant sustainability impacts resulting from this site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all having a positive impact on sustainability. There is a small risk of surface water flooding on the site, which could have a negative impact on sustainability without appropriate mitigation measures.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
Site ID:	THE003	Site Address:	North Lakeside, The Green, Theale	Development Potential:	42 dwellings (1.4ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities within Theale.

Discussion:

Site Description:

The site is located to the south west of Theale, close to the A4 and the centre of Theale. The site has good access to a number of services and facilities within the village and access to the open countryside.

Landscape:

The site is in an area of low landscape sensitivity.

Flood Risk:

A small area of the south of the site is within a surface water flood risk area. The site is also at risk from groundwater flooding. An FRA and appropriate mitigation would be required, including SUDs.

Highways /Transport:

The traffic impact on the highway network is considered to be marginal. Consideration would need to be given to traffic accessing The Green in relation to school traffic.

Access can be obtained through St Ives Close, which would need to be brought up to adoptable standards. Additional or alternative access could be obtained from the consented development of Lakeside South (THE011).

Theale is well served by public transport with a regular bus service and a railway station.

Ecology:

No known ecological issues.

Archaeology:

No known archaeological issues

Education:

Theale primary school is at capacity. There is capacity at Theale Green secondary school.

Environmental Health:

The site is close to the A4, which could have an impact on air quality and noise. Appropriate mitigation measures would reduce this issue.

The site has previously been extracted, with a degree of infilling, which may raise issues of contamination and remediation requirements.

Minerals and Waste:

The site is underlain by gravel deposits with a previous history of extraction. Consideration of policy 1 & 2 of the RMLP would be required.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

The site is within FZ1 and SPZ3. There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.

Thames Water:

Site Selection – Site Commentary

No comment on water supply.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required.

Parish Council:

The Parish Council are concerned about access to the site via St Ives Close.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability effect. There are no significant sustainability impacts resulting from this site. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport all having a positive impact on sustainability. There is a small risk of surface water flooding on the site, which could have a negative impact on sustainability without appropriate mitigation measures.

Proposed development (from SHLAA submission):

The site is proposed for 49 dwellings in a mix of types and sizes. Access is anticipated to come from The Green, to the west of the site and St Ives Close.

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE004	Site Address:	Land to the south of the High Street, Theale
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Development Potential:	29 dwellings (0.48ha at 60dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Within the settlement boundary
- The EA strongly recommend this site is not allocated for development. This is because 50% of the site is in FZ2

Site Assessment

Parish Council consultation response:	The location of Theale Community Hall needs to be considered in any development on this site. Detrimental impact on the rear view of existing housing, access and flooding were highlighted as issues.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Area	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any Yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE005	Site Address:	Land at Junction 12, Theale
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Development Potential:	154 dwellings (3.86ha at 40dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Flood risk (FZ2, FZ1, ground and surface water) - Proximity to the M4/A4 junction - Presence of overhead cables - AWE outer consultation zone
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Site Assessment

Parish Council consultation response:	General agreement that THE001, 002 and 005 should be considered as one site. There is potential for flooding on the site and both THE002 and 005 take water from Sulham Brook. Noise from the M4 is a concern as are the over head power lines. Access is also of concern.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently Developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommend that this site is not allocated for development. 90% of the site is within FZ2.
	Groundwater flood risk	Y	Part of site is within a groundwater emergence zone
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the M4 and A4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Adequate access can be obtained from High Street.
	Highway network suitability	Y	Assessed for approx 40 dwellings. Development likely to generate approximately 240 daily vehicle movements including about 24 during the 08:00 to 09:00 AM peak. This will have a limited impact on the highway network. Some development fronting the High Street would improve the High Street as a pedestrian and cyclist route from Theale to Calcot.
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and Newbury.
	Footways/Pavements	Y	There are pavements throughout the village
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core</i>)	N	Low landscape sensitivity

Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
	<i>Strategy LSS)</i>		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	Y	Site is close to the M4/ A4 junction
Heritage	Archaeology	Y	Archaeological features on the site and in immediate area suggest high potential here. Further investigation required.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Over head cables cross the site
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	N	There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE002, THE001		
Other (anything else to be considered)	Consideration of developing a small part of the site adjacent to Theale itself for 40 - 50 dwellings.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE005	Site Address:	Land at Junction 12, Theale	Development Potential:	154 dwellings (3.86ha at 40dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site is close to local playing fields, but is not as close as site THE009		
	Will it protect and enhance green infrastructure across the district?	0	Close to local amenity space and children's play area. Development of the site would be unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		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. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0			Development could have a negative impact on environmental sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				by reducing the gap between Theale and Calcot. Development of a small area of the site would help to mitigate this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The undeveloped site prevents the coalescence of Theale and Calcot	Development of a small part of the site could help to reduce the impact	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	Development of the site would expand Theale towards the M4/A4 junction.	Development of a small part of the site close to Theale itself would reduce the impact	Development of the whole site could have a negative impact on sustainability. Development of a small part of the site adjacent to the settlement boundary would help neutralise this impact.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Archaeological features on site and in immediate area. Further investigation required.		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is bounded by the A4 and M4	Air quality mitigation would be required, including design techniques. Development of a small area adjacent to Theale would reduce the impact	Development near to a motorway junction could have a negative impact on environmental and sustainability. Mitigation measures would reduce this impact, as would development of a small area of the site adjacent to Theale.
	Will the site be at risk from, or impact on, noise levels?	-	The site is bounded by the A4 and M4	Noise mitigation would be required, including design techniques. Development of a small area adjacent to Theale would reduce the impact.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The whole of the site is within Flood Zone 2. The site is also at risk from ground and surface water flooding. There was evidence of standing water on the site in Winter/Spring 2014.	An FRA would be required with appropriate mitigation measures, including SUDs to be provided. Sites in Flood Zone 2 will only be considered for development if there are no suitable alternatives.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures including SUDs, reduce this impact.

Summary

There are no significant sustainability issues highlighted. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport. All having a positive impact on sustainability. There are a number of potential negative impacts on sustainability, unless mitigation measures are introduced. The site is close to the M4/A4 motorway junction, which would lead to noise and air quality issues. Development of the site would also reduce the gap between Calcot and Theale which would have an impact on environmental sustainability. Development of a small area of the site adjacent to Theale itself would help to mitigate these impacts, along with other mitigation measures that could be considered. Flood risk is an issue on the site and could have a negative impact on sustainability without appropriate mitigation measures.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
Site ID:	THE005	Site Address:	Land at Junction 12 (M4), Theale	Development Potential:	154 dwellings (3.86ha at 40dph)

Recommendation:

The site is recommended for allocation for a small area adjacent to Theale for 40 – 50 dwellings.

Justification:

The site is well related to Theale and close to local services and facilities. Development of a small part of the site reduces the impact on some of the negative factors impacting on the site and would help to improve the pedestrian / cycle route along High Street between Theale and Calcot.

Discussion:

Site Description:

The site is located to the south east of Theale adjacent to the M4/A4 junction. The site is close to the centre of Theale where there is a good range of local services and facilities, and good access to the open countryside.

Over head cables pass through the site and a pylon is present on the eastern part of the site.

Landscape:

The site is in an area of low landscape sensitivity

Flood Risk:

90% of the site is within FZ2 and 10% of the site is in FZ1. The site is also at risk from surface and groundwater flooding. Part of the site was flooded in Jan/Feb 2014.

An FRA and appropriate mitigation would be required, including SUDs.

Highways /Transport:

Development of 40 – 50 dwellings is expected to have a limited impact on the highway network.

Access can be obtained onto High Street.

Development fronting High Street would improve High Street as a pedestrian and cyclist route from Theale to Calcot.

There are a number of public transport options in Theale including regular bus services and a railway station.

Ecology:

No known ecology issues.

Archaeology:

Archaeological features recorded on site and in the immediate area suggest high potential. Further assessment and evaluation would be required.

Education:

Theale primary school is at capacity. There is capacity at Theale Green secondary school.

Environmental Health:

The site is adjacent to the M4 and A4, therefore, noise and air pollution could be an issue. Mitigation measures would need to be provided.

No known contamination issues

Minerals and Waste:

The site is underlain by gravel deposits. There is a history of extraction in the area. Policies 1 & 2 of the RMLP would need to be considered.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is in the outer AWE consultation zone. Consultation with ONR would not be required for the site.

Environment Agency:

The EA strongly recommend that this site is not allocated for development. There is an ordinary watercourse within the site, a major aquifer and a high risk of groundwater contamination. Land adjacent to the site has previously been investigated for potential contamination.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

The Parish council is of the view that this site, alongside THE001 and THE002 should be considered as one. They have concern with regard to flooding, noise impact from the M4, overhead power lines and access.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability issues highlighted. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport. All having a positive impact on sustainability. There are a number of potential negative impacts on sustainability, unless mitigation measures are introduced. The site is close to the M4/A4 motorway junction, which would lead to noise and air quality issues. Development of the site would also reduce the gap between Calcot and Theale which would have an impact on environmental sustainability. Development of a small area of the site adjacent to Theale itself would help to mitigate these impacts, along with other mitigation measures that could be considered. Flood risk is an issue on the site and could have a negative impact on sustainability without appropriate mitigation measures.

Proposed development (from SHLAA submission):

The site is being promoted for 196 dwellings as part of a mixed use scheme including a hotel and some employment floor space. Noise from the M4 is proposed to be mitigated through design, orientation and layout of buildings and materials. Potential impact on flood risk is proposed to be mitigated using various measures.

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE006	Site Address:	Trafalgar Court, Play Platt, Theale, RG7 5HW
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Development Potential:	30 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Site has planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	Y	10/03075. Approved
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N
SHLAA Assessment	Not currently developable	N
Land Use	Protected Employment Lane	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		Y

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Burghfield
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Site ID:	THE007	Site Address:	Land at Theale Boating Lake, Station Road, Theale
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Development Potential:	435 dwellings (14.2ha at 30dph)	SHLAA Assessment:	Not currently developable
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Summary of Site Assessment

- Key Issues:
- Not Currently Developable in the SHLAA
 - Relationship to settlement (distance from settlement boundary)
 - Flood risk (Part of the site is in FZ3, FZ2 and in area of surface water flood risk). Areas surrounding the site flooded significantly during Jan/Feb 2014).

Site Assessment

Parish Council consultation response:	General agreement with the SHLAA assessment of the site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	Part of the site is in FZ3
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
Landscape	Grade 1 / II* Park and Gardens	N	
	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently Developable	Y	Poorly related to Theale.
Land Use	Protected Employment Area	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	U	
Within settlement boundary		N	Site is not adjacent to the settlement boundary

* Any yes response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE009	Site Address:	Field between A340 and The Green
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Development Potential:	125 dwellings (4.17ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Flood risk (ground and surface water). Evidence of water logging Jan/Feb 2014 - Presence of oil pipeline - SPZ2 and 3
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Site Assessment

Parish Council consultation response:	<p>Suggested that this site would make an ideal site for a new build primary school with associated playing fields and car park. Car parking area could also be used for staff and pupils at the sixth form college adjacent to Deadmans Lane and Theale Green School and this would ease the parking in the village, especially The Green and Meadow Way. There are flooding issues on a section of the site (waterlogged Jan/Feb 2014).</p> <p>Concern that this site should not be developed in addition to THE011 as this would be too much development in this area.</p>
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not currently developable	N	
Land use	Protected employment areas	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	Y	Groundwater emergence zone. Evidence of water logging Jan/Feb 2014
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A340.
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access would be preferred from The Green. Consideration would need to be given to how any access would relate to the existing access that will serve Lakeside south. It may be that a roundabout junction would be required to serve both this site and Lakeside south.
	Highway network suitability	N	Development is expected to generate approximately 750 daily vehicle movements, including about 75 during the 08:00 to 09:00 AM peak. This is likely to have a significant impact on the highway network. A Transport Assessment would be required to assess the impact taking into account the consented Lakeside south residential development to the south.
	Public Transport network	Y	There are a number of public transport options in Theale. There is a railway station and several bus services linking the village to Reading and

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
			Newbury.
	Footways/Pavements	Y	There are pavements throughout the village
Landscape	Located in AONB	A	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is adjacent to playing fields and close to recreation ground
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to play facilities for children at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the settlement
	Incompatible adjacent land uses	N	
Heritage impact	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Oil pipeline runs though the site
	Water supply	N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	90% of site is within SPZ2, 10% of the site is within SPZ3. There is a major aquifer and a high risk of groundwater contamination.
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	The site is underlain by gravel deposits. There is a history of extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> THE003, THE011		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE009	Site Address:	Field between A340 and The Green	Development Potential:	125 dwellings (4.17ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is located close to the local facilities in Theale		The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities. Therefore, in terms of environmental and social sustainability development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	+	The site adjacent to playing fields		
	Will it protect and enhance green infrastructure across the district?	0	Close to local amenity space and children's play area. Development of the site would be unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site close to local facilities and services (employment, shops, school), but will not provide new facilities		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. Therefore, development of the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There are a number of public transport options in Theale – railway station and several bus services		The site is close to local services and facilities which encourages walking and cycling. There is therefore a positive impact on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	Development unlikely to have an impact on biodiversity.		The site is not within the AONB, and therefore development should not

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire?				
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	The site has medium landscape sensitivity, and is adjacent to the AONB.	Appropriate landscaping to reduce the impact on the AONB would be required.	have any impact on environmental sustainability as a result of the character of the landscape. To ensure this landscaping mitigation would be required.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is located on the edge of Theale adjacent to a small amount of residential development		Development is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no cultural assets in Theale		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The site lies at the A4/A340 roundabout. The A4 runs along the south eastern boundary of the site.	Noise and air quality mitigation may be required	Development could have a negative impact on sustainability due to the potential for poor air quality and noise. Appropriate mitigation would reduce this impact.
	Will the site be at risk from, or impact on, noise levels?	?	The site lies at the A4/A340 roundabout. The A4 runs along the south eastern boundary of the site.	Noise and air quality mitigation may be required.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
change					sustainability.
	Will the site be subject to / at risk from flooding	-	Groundwater flood risk. Evidence of water logging January/February 2014.	An FRA and appropriate mitigation, including SUDs would be required.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures including SUDs, reduce this impact.

Summary

There are no significant issues highlighted. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport, all of which have a positive impact on sustainability. The site is adjacent to the AONB, meaning there could be a negative impact on the character of the landscape and environmental sustainability. Mitigation measures should reduce this impact. The site is also at risk from flooding, with some evidence of flooding having taken place. Flooding can impact negatively on sustainability, but mitigation measures work to reduce this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
Site ID:	THE009	Site Address:	Field between A340 and The Green	Development Potential:	125 dwellings (4.17ha at 30dph)

Recommendation:

The site is recommended for allocation

Justification:

The site is close to local services and facilities in Theale. There are no significant issues on the site that could not be overcome.

Discussion:

Site Description:

The site is located to the west of Theale. Adjacent to the A340/A4 roundabout. The site is close to local services and facilities within Theale village and has good access to the countryside.

Landscape:

The site is within an area of medium landscape sensitivity adjacent to the AONB.

Flood Risk:

The site is within FZ1 and at risk from groundwater and surface water flooding. Standing water was reported on the site Jan/Feb 2014. An FRA and appropriate mitigation, including SUDs, would be required

Highways /Transport:

The traffic generated by the development would be likely to have a significant impact on the highway network. A Transport Assessment would be needed to assess the impact taking into account the consented Lakeside south development to the south of the site.

Access would be preferred from The Green, but consideration of access in relation to Lakeside south would be required.

Ecology:

No known ecological issues

Archaeology:

Low archaeological potential on the site.

Education:

Theale primary school is at capacity. There is capacity at Theale Green secondary school.

Environmental Health:

The proximity of the site to the A340/A4 junction could lead to noise and air quality issues. Mitigation measures would need to be considered.

No known issues of contamination

Minerals and Waste:

The site is underlain by gravel deposits. There is a history of mineral extraction in the area. Consideration of policy 1 & 2 of the RMLP would be required.

Land use planning consultation zone:

The site is not within an AWE consultation zone.

Environment Agency:

90% of the site is within SPZ2 and 10% of the site is within SPZ3. There is a major aquifer and a high risk of groundwater contamination. An adjacent site has previously been investigated for potential contamination.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able

Site Selection – Site Commentary

to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The Parish Council is concerned that this site should not be developed in addition to THE011 as it would result in too much development in this area.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant issues highlighted. The site is close to local services and facilities within Theale, with good opportunities for walking, cycling and public transport, all of which have a positive impact on sustainability. The site is adjacent to the AONB, meaning there could be a negative impact on the character of the landscape and environmental sustainability. Mitigation measures should reduce this impact. The site is also at risk from flooding, with some evidence of flooding having taken place. Flooding can impact negatively on sustainability, but mitigation measures work to reduce this impact.

Proposed development (from SHLAA submission):

No specific proposals for this site have been submitted.

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE011	Site Address:	Lakeside, Theale
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Development Potential:	350 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Planning permission

Site Assessment

Parish Council consultation response:	The former rail yard site will need to be decontaminated and when developed this site would increase Theale's housing by 30%.
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		N	
Planning Permission		Y	04/01219. Allowed on appeal. Implemented, but construction of dwellings has not started.
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		N	Adjacent to the settlement boundary

Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE012	Site Address:	22 – 24 High Street, Theale
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Development Potential:	14 dwellings (planning permission)	SHLAA Assessment:	Deliverable
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Summary of Site Assessment

Planning permission

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No	Comments
Less than 5 dwellings		N	
Planning Permission		Y	12/00985. Approved
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement Boundary		Y	

* Any 'yes' response will rule the site out

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL001	Site Address:	Land north of Bath Road, Woolhampton
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Development Potential:	20 Dwellings. (0.66ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - AWE middle consultation zone - Oil pipeline runs through the site
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Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
	Air Quality	A	Site is adjacent to the A4
Contamination / pollution	Contaminated Land	A	Potential land contamination within the site. Needs further investigation.
	Other		
Highways / Transport	Access issues	N	Access should be taken from New Road Hill, rather than the A4.
	Highway network suitability	Y	Development is likely to generate approximately 120 daily vehicle movements including around 12 during the 08:00 to 09:00 AM peak. This is not expected to have a significant impact on the highway network.
	Public Transport network	Y	30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington to the east and Newbury and the west.
	Footways/Pavements	Y	There are narrow footways throughout Woolhampton. Footways would need to be provided to link the site to the existing footway network.
Landscape	Located in AONB	N	
	Located in an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field /	Y	Site close to local amenity space

Site Selection – Site Assessment

	Amenity Space nearby		
	Rights of Way affected	N	
	Play areas nearby	Y	Site close to local play facilities for children
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	A	Adjacent to site
	Tree Preservation Orders	A	TPO along the site boundary
	Local Wildlife Site	A	Adjacent to LWS
	Nature Reserve	N	
	Other (eg. BOA)	A	Adjacent to BOA
	Relationship to surrounding area	Relationship to settlement	Y
Incompatible adjacent land use		A	Adjacent to A4
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Electricity pylons run along the site boundary and there is an oil pipeline underneath the site.
	Water Supply	N	TW have concern regarding water supply capability
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	Y	Consultation with ONR would be required before the site could be considered for allocation
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL001	Site Address:	Land north of Bath Road, Woolhampton	Development Potential:	20 dwellings (0.66ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	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.		
5. To protect and enhance	Will it conserve and	-	Adjacent to Ancient Woodland, Local	Appropriate buffers would be	Development could have a

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		Wildlife Site and BOA	required	negative impact on environmental sustainability unless appropriate buffers to the ancient woodland are provided.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing development.		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the A4, so there is potential for air quality to impact on the site	Careful design and appropriate mitigation should reduce the impact.	Development of the site could have a negative impact on social sustainability due to potential noise and air pollution. With appropriate mitigation this risk should be minimised.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the A4, so there is potential for noise pollution on the site.	Careful design and appropriate mitigation should reduce the impact.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on this site.	SUDs would be required to manage the site's drainage.	Unlikely to have an impact on any element of sustainability.

Summary

There are no significant sustainability effects on the site, and in many cases development on this site will not have an impact 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 is not at risk from flooding which scores neutrally in terms of sustainability. 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 would be required.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL001	Site Address:	Land to the north of Bath Road, Woolhampton	Development Potential:	20 dwellings (0.66ha at 30dph)
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Recommendation:

The site is recommended as an option for allocation (Alternative to WOOL006)

Justification:

The site is well related to the existing development in Woolhampton, close to local services and facilities. There are no significant issues with the site.

Discussion:

Site Description:

The site is located to the west of Woolhampton, north of the A4. Adjacent to existing development on New Road Hill. The site is opposite the village hall and had good access to local services and facilities including the Kennet and Avon Canal. The site is situated on a slope.

Electricity pylons run along the site boundary and an oil pipeline crosses the site. These would need to be taken into consideration should the site be developed.

Landscape:

No assessment of the landscape character has been made

Flood Risk:

The site is within FZ1. SUDs would be required to manage the site's drainage should it be developed.

Highways /Transport:

The proposed site should not have a significant impact on the highway network. Access should be taken from New Road Hill rather than the A4.

Footways would need to be provided to link the site into the existing footway network.

There are a number of public transport options, with a regular bus service and train station in the village.

Ecology:

The site is adjacent to ancient woodland. Appropriate buffers would be required.

The site is also adjacent to a local wildlife site, biodiversity opportunity area and trees protected by TPOs.

Archaeology:

No known archaeology on the site.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

The proximity of the site to the A4 could lead to air quality or noise issues without appropriate mitigation.

There is potential for contamination which would need to be assessed and appropriate mitigation provided should the site be developed.

Minerals and Waste:

No known mineral deposits

No known waste issues

Land use planning consultation zone:

The site is in the middle AWE consultation zone. It is above the threshold for consultation with ONR, therefore, consultation on the site would be required.

Site Selection – Site Commentary

Consultation with ONR will take place as part of the Preferred Options Consultation.

Environment Agency:

Within SPZ3 and an adjacent site has previously been investigated for potential contamination.

Thames Water:

Concern regarding Water Supply capability. Current water supply network in this area is unlikely to be able to support the demand from this site. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of any development.

A water supply strategy would be required.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council did not comment on this site.

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact. There are no significant sustainability effects on the site, and in many cases development on this site will not have an impact 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 is not at risk from flooding which scores neutrally in terms of sustainability. 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 would be required.

Proposed development (from SHLAA submission):

The site is being promoted for approximately 20 dwellings. The developable area has taken into account the biodiversity and oil pipeline restrictions on the site.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL002	Site Address:	Station Yard, Woolhampton
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Development Potential:	10 Dwellings. (0.33ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Flood Zone 2 (part of site)
- AWE middle consultation zone
- Adjacent to railway line
- Potential for contamination
- Access

Site Assessment

Parish Council consultation response:	No Comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out.

B) Considerations			
Criteria		Yes / No / Adjacent	Comments
Land use	Previously Developed Land	A	Combined Greenfield/Brownfield Land
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommends that this site is not allocated for development. 65% of the site is within FZ2.
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	Y	Site is adjacent to the railway line
	Contaminated Land	A	There is potential for pollution on the site, due to its use for rail industry storage.
	Other	Y	Noise could be an issue due to the proximity of the railway line.
Highways / Transport	Access issues	Y	Access would appear to be difficult as an adoptable road would be required. Access would need to be onto Station Road just north of the railway station and level crossing. Loss of any car parking at the station would be opposed.
	Highway network suitability	N	Development would generate approximately 60 daily vehicle movements, including around 6 during the 08:00 to 09:00 AM peak. This is unlikely to have a significant impact on the highway network.
	Public Transport network	Y	30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington and Newbury and the west.
	Footways/Pavements	Y	There are narrow footways throughout Woolhampton. Footways would need to be provided to link the site to the existing footway network.
Landscape	Located in AONB	N	
	Located within an area of High	Not	

Site Selection – Site Assessment

	Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	Site is close to local amenity space
	Rights of Way	A	Right of way passes along the northern boundary of the site
	Play areas	Y	Site is close to play facilities for children
Ecology / Environmental / Geological	Protected species	N	Habitat survey required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	Y	Site within BOA
Relationship to surrounding area	Relationship to settlement	Y	
	Incompatible adjacent land uses	A	Close to railway line
Heritage	Archaeology	A	A railway goods shed existed on the site from the 19 TH Century to the late 20 th Century.
	Conservation area	A	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	Y	Site access is close to the level crossing
	Outer	N	
Proximity to railway line		Y	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	A	Site is partially underlain by gravel deposits. Consideration of RMLP policies 1 & 2 required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL002	Site Address:	Station Yard, Woolhampton	Development Potential:	10 dwellings (0.33ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI. The site does have easy access to the Canal.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself. The site is close to the Canal.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	The site is close to the level crossing at the railway station, therefore there would be potential for road safety concerns	Consultation with Network Rail would be required.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	Site is within a BOA	BOAs provide opportunities for improvements to biodiversity. An extended phase 1 habitat survey would be required.	Development has the potential to have a negative impact on environmental sustainability, or to have a positive impact depending on the findings of the habitat survey and the mitigation measures introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Development of the site is likely to improve the character of the surrounding built environment. The site is well related to existing development.		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	?	While the site is adjacent to the railway line stopping trains are hourly and so unlikely to have an impact on air quality.	Air quality mitigation may be required.	The site could have a mixed impact on various elements on sustainability. Noise and air pollution could have a negative impact on social sustainability unless appropriate mitigation measures are introduced. Cleaning up of contamination would have an opportunity to improve the environmental sustainability of the site.
	Will there be an impact noise levels?	-	The site is adjacent to the railway line.	A noise survey and appropriate mitigation would be required.	
	Will there be an impact on soil quality?	+ / ?	The site has potential for contamination, therefore development of the site would improve the soil quality.	If there is contamination on the site development would have the opportunity to improve the soil quality as part of the clean up process.	
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	The site is previously developed land		Developing previously developed land has benefits of all elements of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within flood zone 2.	An FRA and appropriate mitigation, including SUDs, would be required. Sites in Flood Zone 2 will only be considered for development if there are no suitable alternatives.	Flooding can have an impact on all elements of sustainability. An FRA will highlight the mitigation measures required to minimise the risk. The sequential test in the NPPF states that sites with a risk of flooding should only be considered if there are no suitable alternatives.

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 offering positive effects in terms of sustainability and scores positively in terms of health, active lifestyles and opportunities for walking, cycling and public transport. The site is also previously developed land and development of the site could result in an improvement to the soil quality and general character of the area surrounding the site. However, there are potential negative impacts due to the site's location within flood zone 2 and the proximity to the railway line. Flooding has the potential to impact on all elements of sustainability, and air and noise pollution can impact on environmental and social sustainability. Mitigation measures would need to be considered to reduce the impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL002	Site Address:	Station Yard, Woolhampton	Development Potential:	10 dwellings (0.33ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

While the site is well related to the existing settlement and close to local services and facilities, access to the site and the risk of flooding mean that the site is not considered suitable for allocation.

The majority of this site is within FZ2. The Environment Agency strongly recommends that this site is not allocated.

Discussion:

Site Description:

The site is located to the south west of Woolhampton adjacent to the railway line. The site has good access to local services and facilities including the Kennet and Avon Canal.

Landscape:

No assessment has been made regarding the landscape character of the area.

Flood Risk:

65% of the site is within FZ2, and there is a history of flooding in the area related to the Thames Water network.

An FRA would be required and appropriate mitigation, including SUDs provided should the site be developed.

Highways /Transport:

The potential traffic generated by the site is not considered to have a significant impact on the highway network.

Access to the site is a concern, due to the width of the current access road and the proximity to the level crossing at the station. An adoptable road would be required, which would need additional land to be acquired.

Ecology:

Part of the site is within a BOA. An extended phase 1 habitat survey would be required.

Archaeology:

No known archaeological issues on the site.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

There is potential for contaminated land on the site due to previous land uses. Further assessment would be required.

The site's proximity to the railway line could lead to air and noise pollution issues. Appropriate surveys and mitigation work would be required.

Minerals and Waste:

The site is partly underlain with gravel deposits. Consideration of RMLP policies 1 & 2 required.

No known waste issues.

Site Selection – Site Commentary

Land use planning consultation zone:

The site is within the middle AWE consultation zone. The development potential is below the threshold for consultation with ONR.

General consultation with ONR on all sites within the East Kennet Valley will take place as part of the preferred options consultation.

Environment Agency:

Strong recommendation that the site is not allocated due. The site is within SPZ2, has an ordinary watercourse running through it and has previously been investigated for potential contamination.

Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

The parish council did not comment on this site.

SA/SEA:

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 offering positive effects in terms of sustainability and scores positively in terms of health, active lifestyles and opportunities for walking, cycling and public transport. The site is also previously developed land and development of the site could result in an improvement to the soil quality and general character of the area surrounding the site.

However, there are potential negative impacts due to the site's location within flood zone 2 and the proximity to the railway line. Flooding has the potential to impact on all elements of sustainability, and air and noise pollution can impact on environmental and social sustainability. Mitigation measures would need to be considered to reduce the impact.

Proposed development (from SHLAA submission):

No specific proposal for the site has been submitted.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL003	Site Address:	Land adjoining Woolhampton Allotments, Bath Road, Woolhampton
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Development Potential:	12 Dwellings (0.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Flood risk (Half the site is in flood zone 3 and 2 and within a surface water flood risk area.
- Electricity cables cross the site as does an oil pipeline.

Site Assessment

Parish Council consultation response:	No comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	Half of the site is within FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relationship to surrounding area	Relative scale in relation to existing settlement	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Unknown	Comments
Land use	Previously Developed Land	N	
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommend that this site is not allocated for development. 2% of the site is within FZ2.
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	U	Site is adjacent to the A4
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	Not comments received
	Public Transport network	Y	30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington and Newbury and the west.
	Footways/Pavements	Y	There are narrow pavements throughout Woolhampton
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is adjacent to the amenity space at the village hall
	Rights of Way affected	N	
	Play areas nearby	Y	The site is adjacent to the play area at the village hall
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	

Site Selection – Site Assessment

	Other (eg. BOA)	A	Adjacent to BOA
Relationship to surrounding area	Relationship to settlement	Y	The site is adjacent to the village hall.
	Compatibility with neighbouring land uses (eg. noise / pollution generation)	Y	Site is adjacent to the village's allotments
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	An oil pipe line is present on the site and overhead cables pass through the site.
	Water supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)	Site is adjacent to Allotments.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL003	Site Address:	Land adjoining Woolhampton Allotments, Bath Road, Woolhampton	Development Potential:	12 dwellings (0.4ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	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.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	The site is unlikely to have any impact on biodiversity or geodiversity.		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The site is unlikely to have an impact on the character of the built environment. The site is adjacent to the village hall, but not in line with the existing building line.		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the A4, so there is potential for air quality to impact on the site		
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the A4, so there is potential for noise pollution on the site.		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	--	Half the site is within FZ2 and 3. The NPPF states that residential development is not appropriate in Flood zone 3 due to the significant flood risk	An FRA and significant flood mitigation, including SUDs, would be required. Development on the site would need to pass the sequential and exception tests.	Flooding can have an impact on all elements of sustainability. Mitigation could help to reduce the impact, but it is unlikely to be about to neutralise the impact. The NPPF requires sites with a risk of flooding are only considered if there are no other suitable alternatives.

Summary

Overall the site is likely to have a negative effect on sustainability. The site has a significant risk of flooding as at least half the site is within flood zone 3, with a little more in flood zone 2. There is a history of flooding on the site. Mitigation measures could help to reduce the risk of flooding, but they are unlikely to be able to neutralise the impact.

While the site scores positively on healthy, active lifestyles and opportunities for walking, cycling and public transport the risk of flooding outweighs the positive impacts the site could have. There are other sites within Woolhampton that are not within flood zone 3 that will be considered for development over and above this site.

Summary of effects:

Effect: predominantly neutral, with a significant negative impact on environmental sustainability due to flooding.

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL003	Site Address:	Land adjoining Woolhampton Allotments, Bath Road, Woolhampton	Development Potential:	12 dwellings (0.4ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

Most of the site is at risk from flooding, either in flood zone 2 or 3. There is a history of flooding on the site. The Environment Agency strongly recommends that this site is not allocated. Other sites within Woolhampton are not at risk from flooding and therefore are considered more suitable sites for allocation in line with the NPPF.

Discussion:

Site Description:

The site is located to the western edge of Woolhampton to the south of the A4. The site is adjacent to the village hall and allotments. The site has good access to the open countryside including the Kennet and Avon Canal.

Landscape:

Specific landscape assessment work has not been carried out for this site.

Flood Risk:

The majority of the site is within flood zone 3 or 2 with a history of flooding on the site. Even with an FRA and flood mitigation other sites within the village do not have the same level of flood risk.

Highways /Transport:

Highways comments have not been provided for this site.

Woolhampton is serviced by a regular bus service and there is a train station in the village.

Ecology:

There are no known ecological or environmental designations on the site.

Archaeology:

There are no known archaeological issues on the site.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

The site is adjacent to the A4, therefore, noise and air pollution could be an issue. Relevant air and noise surveys would be required.

Minerals and Waste:

The site is partially underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP required.

No known waste issues.

Land use planning consultation zone:

The site is within the middle AWE consultation zone. The development potential is below the threshold for consultation with ONR.

General consultation regarding development in the East Kennet Valley will take place as part of the Preferred Options consultation.

Site Selection – Site Commentary

Environment Agency:

Strong recommendation that the site is not allocated due to location within flood zone 2 and 3. Adjacent land has previously been investigated for potential contamination.

Thames Water:

TW not consulted on this site

Parish Council:

The parish council did not comment on this site.

SA/SEA:

Overall the site is likely to have a negative effect on sustainability. The site has a significant risk of flooding as at least half the site is within flood zone 3, with a little more in flood zone 2. There is a history of flooding on the site. Mitigation measures could help to reduce the risk of flooding, but they are unlikely to be able to neutralise the impact.

While the site scores positively on healthy, active lifestyles and opportunities for walking, cycling and public transport the risk of flooding outweighs the positive impacts the site could have. There are other sites within Woolhampton that are not within flood zone 3 that will be considered for development over and above this site.

Proposed development (from SHLAA submission):

No specific proposals have been submitted for the site.

Site Selection – Site Assessment

Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL004	Site Address:	Bath Road adjoining Watermill Court, Woolhampton
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Development Potential:	15 dwellings (0.5 ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:
 - Flood zone 3

Site Assessment

Parish Council consultation response:	No Comments made on this site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		Y	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (<i>from LSA</i>)	N	
SHLAA Assessment	Not Currently developable	Y	The site is wholly within flood zone 3.
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of the settlement within the settlement hierarchy	N	
Within settlement boundary		N	The site is adjacent to the settlement boundary.

* Any Yes response will rule the site out

Site Selection – Site Assessment

Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL005	Site Address:	Land adjacent to Victoria Park, Bath Road
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Development Potential:	11 Dwellings (0.36ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Not adjacent to the settlement boundary
- FZ2 and FZ3
- Surface water flood risk
- AWE middle consultation zone

Site Assessment

Parish Council consultation response:	No Comment
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		P	South west corner of the site is in FZ3.
Within significant national or international habitat / environmental / historical protection	SSSI	A	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N	
Within the settlement boundary		N	Site is not adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent	Comments
Land use	Previously Developed Land	U	Site currently used for vehicle storage
	Racehorse Industry	N	
Flood risk	Flood Zone 2	Y	The EA strongly recommends that this site is not allocated for development. 90% of the site is within FZ2.
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	Y	Site is adjacent to the A4. Air quality survey would be required.
	Contaminated Land	N	
	Other	Y	Site is adjacent to the A4, noise survey would be required.
Highways / Transport	Access issues	N	
	Highway network suitability	N	
	Public Transport network	Y	30 min bus service between Newbury and Reading and railway station linking Woolhampton to Reading and London Paddington and Newbury and the west.
	Footways/Pavements	Y	There are narrow pavements throughout Woolhampton
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	Y	Site is close to local play facilities for children
Ecology / Environmental	Protected species	N	

Site Selection – Site Assessment

/ Geological	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Site is within a BOA
Relationship to surrounding area	Relationship to settlement	N	Site is not adjacent to the settlement boundary, although is not far from the centre of the village.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	A	Site is adjacent to an oil pipeline
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	Y	
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	Y	Site is partly underlain by gravel deposits. Policies 1 & 2 of the RMLP required.
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> WOOL004		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL005	Site Address:	Land adjacent to Victoria Park, Bath Road	Development Potential:	11 dwellings (0.36ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI. The site does have easy access to the Canal.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself. The site is close to the Canal.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	All development has the potential to impact on road safety.	Well designed development and appropriate mitigation measures should mean that there is no impact on road	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
				safety.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Site is within a BOA and adjacent to a SSSI	Buffers may be required for the SSSI. BOAs provide opportunities for improvements to biodiversity.	Without appropriate mitigation development of the site would have a negative impact on environmental sustainability due to the location adjacent to the SSSI.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Development of the site is likely to improve the character of the surrounding built environment.		Development is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the A4, so there is potential for air quality to impact on the site	Air quality mitigation may be required. Could involve design techniques.	Development of the site could have a negative impact on all elements of sustainability, particularly environmental and social, unless appropriate mitigation was provided to air and noise issues.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the A4, so there is potential for noise pollution on the site.	Noise mitigation may be required. Could involve design techniques.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is within flood zone 2 and the within an area of surface water flood risk.	An FRA and appropriate mitigation would be required. There is no evidence that the site has flooded.	Flooding can have a negative impact on all elements of sustainability. With appropriate mitigation this risk can be reduced. The NPPF requires sites with a risk of flooding are only considered if there are no other suitable alternatives.

Summary

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site gives opportunities for active, healthy lifestyles due to its proximity to local services and facilities and to the open countryside and canal. The site is well served by public transport, with both bus and train services stopping in the village. All these have a positive impact on sustainability. The location of the site adjacent to the A4 could have a negative impact on social and environmental sustainability. With mitigation and good design this impact could be minimised. The site is also within flood zone 2 and in an area of surface water flood risk, flooding can have a negative impact on all elements of sustainability. Appropriate mitigation can help to reduce this risk, as can considering sites where there is no risk of flooding before those where there is a risk.

Summary of effects:

Effect: predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL005	Site Address:	Land adjacent to Victoria Park, Bath Road	Development Potential:	11 dwellings (0.36ha at 30dph)
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Recommendation:

The site is not recommended for allocation

Justification:

The site is not immediately adjacent to the settlement boundary and therefore is poorly related to the existing residential area.

The Environment Agency strongly recommends that this site is not allocated. This is due to 10% of the site being within FZ3 and 90% of the site being within F2.

Discussion:

Site Description:

The site is located to the east of Woolhampton opposite the garage and petrol station. The site is located near to local services and facilities and has good access to the open countryside including the Kennet and Avon Canal.

Landscape:

The character of the landscape has not been assessed

Flood Risk:

90% of the site is within flood zone 2 with a small part at the south west corner of the site being in FZ3. The site is also at risk from surface water flooding.

A strategic sequential test will be required to be undertaken to demonstrate that there are no other suitable and available sites in areas of lower probability of flooding throughout the district.

An FRA would be required with appropriate mitigation including SUDs.

Highways /Transport:

The highways impact has not been assessed.

Ecology:

The site is adjacent to a SSSI, with potential for hydrological effects. The site is within a BOA.

Archaeology:

There are no known archaeological issues on the site.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

The site is adjacent to the A4, noise and air quality surveys would be required and appropriate mitigation, including design techniques

Minerals and Waste:

The site is partly underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP required.

No known waste issues.

Land use planning consultation zone:

The site is in the middle AEW consultation zone. The development potential is below the threshold for consultation with ONR.

General consultation with ONR regarding sites in the East Kennet Valley will take place as part of the

Site Selection – Site Commentary

preferred options consultation.

Environment Agency:

Strong recommendation that the site is not allocated. The site is within SPZ3 and an adjacent site has been investigated for potential contamination.

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council did not comment on this site.

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site gives opportunities for active, healthy lifestyles due to its proximity to local services and facilities and to the open countryside and canal. The site is well served by public transport, with both bus and train services stopping in the village. All these have a positive impact on sustainability. The location of the site adjacent to the A4 could have a negative impact on social and environmental sustainability. With mitigation and good design this impact could be minimised. The site is also within flood zone 2 and in an area of surface water flood risk, flooding can have a negative impact on all elements of sustainability. Appropriate mitigation can help to reduce this risk, as can considering sites where there is no risk of flooding before those where there is a risk.

Proposed development (from SHLAA submission):

No specific proposals have been submitted.

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Midgham
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Site ID:	WOOL006	Site Address:	Land to the north of A4, Woolhampton
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Development Potential:	65 dwellings (2.2 ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues: - Greenfield - AWE middle consultation zone - Oil pipeline runs through the site

Site Assessment

Parish Council consultation response:	No comments made on this site.
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A) Automatic exclusion		
Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
	Grade 1 / II* Park and Gardens	N
Landscape	Adverse impact on the character of AONB (from LSA)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relationship to surrounding area	Relative scale in relation to existing settlement	N
Within settlement boundary		N
		N
		Adjacent to the settlement boundary

* any yes response will rule the site out.

B) Considerations		
Criteria	Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N
	Racehorse Industry	N
Flood risk	Flood Zone 2	N
	Groundwater flood risk	N
	Surface water flood risk	N
	Critical Drainage Area	N
Contamination / pollution	Air Quality	U
	Contaminated Land	N
	Other	
Highways / Transport	Access issues	N
	Highway network suitability	
	Public Transport network	Y
	Footways/Pavements	Y
Landscape	Located in AONB	N
	Located within an Area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed
	Other	
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y
	Rights of Way affected	N
	Play areas nearby	Y
Ecology / Environmental / Geological	Protected species	N
	Ancient woodland	N
	Tree Preservation Orders	N
	Local Wildlife Site	N
	Nature Reserve	N
	Other (eg. BOA)	A

Site Selection – Site Assessment

Relationship to surrounding area	Relationship to settlement	Y	
	Incompatible adjacent land uses	A	Adjacent to A4
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Electricity pylons run along the site boundary and there is an oil pipeline underneath the site.
	Water Supply	U	TW not consulted on this site
	Wastewater	U	TW not consulted on this site
	Groundwater Source protection zone (SPZ)		EA not consulted on this site
AWE consultation Zone	Middle	Y	Consultation with ONR would be required before the site could be considered for allocation
	Outer	N	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL006	Site Address:	Land to the north of A4, Woolhampton	Development Potential:	65 dwellings (2.2ha at 30dph)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site is close to the village hall and park, but there are limited facilities within walking distance of the site. The site is also close to the Canal towpath.		The site is located on the edge of Woolhampton, close to local services and facilities and the open countryside that would help to support an active healthy lifestyle. Therefore, the site would have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	The site is close to the village hall and park, but there are limited sports facilities within the village		
	Will it protect and enhance green infrastructure across the district?	0	There is limited GI within the village and the site would not be big enough to provide any new GI.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4)		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	There is a regular bus service serving the village and the railway station is close to the site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	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.		
5. To protect and enhance	Will it conserve and	0	Unlikely to have an impact on		Development is unlikely to

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
the natural environment	enhance the biodiversity and geodiversity assets across West Berkshire?		biodiveristy		have an impact on any element of sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is unlikely to have an impact on the character of the landscape		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The site is well related to the existing settlement		Development would be unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	There are no heritage assets in Woolhampton		
	Will it promote, conserve and enhance the District's cultural assets?	0	There are no culture assets in Woolhampton		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on access to the historic environment although it is near to the Canal.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	The site is adjacent to the A4, so there is potential for air quality to impact on the site	Air quality survey would be required. Appropriate mitigation including design techniques may be required.	Development of the site could have a negative impact on social sustainability due to potential noise and air pollution. With appropriate mitigation this risk should be minimised.
	Will the site be at risk from, or impact on, noise levels?	-	The site is adjacent to the A4, so there is potential for noise pollution on the site.	Noise survey would be required. Appropriate mitigation including design techniques may be required.	
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is Greenfield		The Greenfield nature of the site means that there could be a negative impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	0	There is no flood risk on this site.		There will be no impact on any element of sustainability.

Summary

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site is sustainable in terms of access to local services and facilities including the open countryside for supporting an active, healthy lifestyle and access to education and employment. There are opportunities for walking, cycling and public transport. The site's location next to the A4 means that there could be a negative impact on sustainability in relation to air quality and noise pollution, without appropriate mitigation and design.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Woolhampton	Parish:	Woolhampton
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Site ID:	WOOL006	Site Address:	Land to the north of A4, Woolhampton	Development Potential:	65 dwellings (2.2ha at 30dph)
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Recommendation:

The site is recommended for allocation for approximately 30 dwellings.

Justification:

The site is well related to the existing settlement, close to local services and facilities.

Development of the whole site would be out of keeping with the role and function of the village within the settlement hierarchy.

Discussion:

Site Description:

The site is located to the east of Woolhampton on the edge of the village between the existing development and the garage. The site has good access to local services and facilities, including access to the Kennet and Avon Canal.

Landscape:

No landscape character assessments have been carried out for this site.

Flood Risk:

An FRA would be required and appropriate mitigation including SUDs provided.

Highways /Transport:

Highways have not provided comments on this site, due to its late submission

There are a number of public transport options in the village, with a regular bus service and a train station.

Ecology:

Comments from Ecology have not been provided for this site, due to its late submission.

The site is located adjacent to a BOA.

Archaeology:

Comments from Archaeology have not been provided for this site, due to its late submission.

Education:

Primary school provision in the village is at or near to capacity. Secondary school pupils have a choice of schools across the district. The site is on the boundary between Kennet School and Theale Green's catchment areas.

Environmental Health:

The site is located adjacent to the A4 which could lead to noise and air quality issues unless appropriate mitigation and design principles are implemented.

Minerals and Waste:

Comments from minerals and waste have not been provided for this site, due to its late submission.

Land use planning consultation zone:

The site is in the middle AWE consultation zone. Consultation with ONR would be required and will be carried out on the principle of development in Woolhampton as part of the preferred options consultation.

Environment Agency:

EA not consulted on this site

Thames Water:

EA not consulted on this site

Site Selection – Site Commentary

Parish Council:

The parish council did not comment on this site.

SA/SEA:

Overall the site is likely to have a predominantly neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability issues with the site. The site is sustainable in terms of access to local services and facilities including the open countryside for supporting an active, healthy lifestyle and access to education and employment. There are opportunities for walking, cycling and public transport. The site's location next to the A4 means that there could be a negative impact on sustainability in relation to air quality and noise pollution, without appropriate mitigation and design.

Proposed development (from SHLAA submission):

The whole site is being promoted for a range of dwellings types and sizes, including affordable housing, appropriate to the locality.

Appendix 10

Gypsy, Traveller and Traveling Showpeople Site Assessments inc. SA/SEA

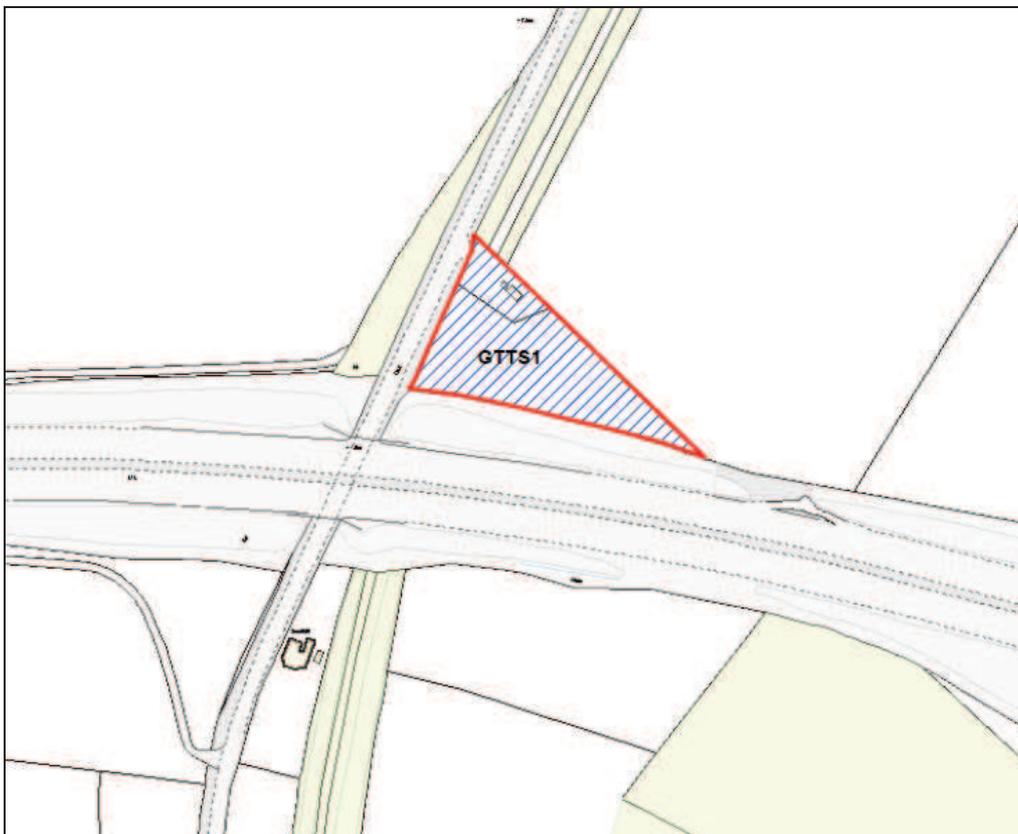
Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS1	Site Address:	Land to the north west of Furze Hill, Hermitage		
Spatial Area:	AONB	Settlement:	North of Hermitage	Parish:	Hampstead Norreys
Development Potential:	3 - 5 pitches		Site Size:	0.44 ha	

Site Description:

The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB) along the B4009 to the north of Hermitage. When travelling north from Hermitage the site is situated to the east of B4009 and adjacent to M4. Mature trees help contain the site within the wider landscape along its north eastern boundary and to the south the site is contained by boundary planting along the M4 corridor. However the site is visually exposed from views to the west and along the B4009.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Located on the B4009, a main local route between Newbury and the north east of the District. • Speed limit directly outside site is 60mph. • Hermitage is served by a 2 hourly bus service, linking with Newbury. • The nearest bus stop is located within Hermitage – approximately 530m from the site. • The road between the site and the start of the village has no formal footpath provision (for a stretch of road approximately 400m in length) and therefore not conducive to pedestrians for this part.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • Located approximately 1300m from village shop, public house and village hall. • Primary school is located approximately 650m away from the site. • No GP surgery within village, nearest surgery is within Compton or Chieveley.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • Site is not at risk of flooding and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design. • A shed is currently present in the northern part of the site.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is outside of, but close to, the existing settlement of Hermitage. The village has a number of services and facilities which are less than 1.5km away from the site. • The site's location close to the village provides the opportunity for integration with the settled community however the site is in a rural location. • No residential properties are immediately adjacent. • Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development in the NWDAONB would need to be assessed in accordance with the relevant Local Plan policies. This would need to reflect the site's location within a nationally designated landscape.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Surrounding land use is largely agricultural with the village nearby. • Given the existing use of the site is a field previously used for grazing, there would be an increase in vehicle movements to and from the site.

Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is rural in character despite being close to the existing settlement of Hermitage. • Mature trees help contain the site within the wider landscape along its north eastern boundary and to the south the site is contained by boundary planting along the M4 corridor. However the site is visually exposed from views to the west and along the B4009. • Located adjacent to the M4 motorway – noise impact from the motorway needs to be considered.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is located within the NWDAONB. • Landscape assessment concludes that development of this site would have an impact on the landscape of the NWDAONB. See landscape assessment for details.
Other issues to consider	<ul style="list-style-type: none"> • Rights of Way Improvement Plan runs along southern boundary of the site. • Site lies on route of the old railway line which is currently being investigated for a long distance cycle path. • Submission from agent indicates the site is available immediately and with no known constraints to delivery. • Awaiting comments from internal consultees (Education, Environmental Health, Highways). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water, Police and NWDAONB Council of Partners.

Summary of assessment:

The site is close to existing services and facilities, with good access to a bus service. Mature trees help contain the site within the wider landscape along its north eastern boundary and to the south the site is contained by boundary planting along the M4 corridor. However the site is visually exposed from views to the west and along the B4009. The size of the site would not dominate the landscape or the nearest settled community and the impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited. The site is not at risk of flooding.

The site is within the AONB and therefore consideration of the landscape is paramount in assessing the suitability of sites within this nationally designated landscape. The landscape assessment concludes that this site would have an impact on the landscape of the AONB. National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. The site's location adjacent to the M4 would result in noise impact for future residents.

The site is **not recommended for allocation** due to the potential landscape impact on the AONB.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hampstead Norreys
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Site ID:	GTTS1	Site Address:	Land to the north west of Furze Hill, Hermitage	Development Potential:	3 - 5 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment. The sites proximity to the settled community provides the opportunity for integrated co-existence.		The site has good access to the countryside, with services and facilities in walking and cycling distance. The site also provides the opportunity for integrated co-existence and as such the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	Sport facilities are not available within Hermitage.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact.	A Public Rights of Way Improvement Plan has been identified along the southern boundary of the site.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Site is close to services and facilities within Hermitage – a shop, public house and village hall. The primary school is approximately 650m from the site. There are no employment opportunities within the settlement boundary, however Red Shute Industrial Area is close by but access would most likely be dependent upon the private car.		The proximity to local facilities, despite a lack of local employment opportunities, would mean that the site could have a positive impact on social sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public	0	Whilst opportunities for walking and cycling exist there is a potential conflict between vehicles and pedestrians directly outside the site,	Potential highway improvements or traffic calming measures.	There would be a degree of car dependency, despite services and facilities within walking and cycling

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	transport?		given the speed limit of the road and lack of footpath. Hermitage is served by a 2 hourly bus service which is within walking distance from the site. The site is also on the route of a potential long distance cycle route which would make use of the old railway line.		distance as well as a bus service. There could be an overall neutral impact on social and environmental sustainability, however should mitigation measures be put in place this could potentially change the effect to positive.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential highway improvements or traffic calming measures.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats on the site.		Development would have a negative impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	--	The landscape assessment for the site concludes that development of this site would result in adverse impact on the landscape and visual impact on the open undeveloped landscape north of the M4.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact.		Site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact.		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	-	Site is adjacent to the M4 and therefore is potentially at risk from poor air quality.	Site layout and design	Development could be impacted from poor air quality and noise as a result of the close proximity
	Will the site be at risk from,	-	Site is adjacent to the M4 and	Site layout and design	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	or impact on, noise levels?	-	therefore is potentially at risk from noise.		of the M4. This could have a negative impact on social sustainability.
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on the building materials used, construction methods, transport and design.		Without consideration given to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	0	The site is adjacent to an area of surface water flood risk, but is not at risk itself	SUDs would be required	Unlikely to have an impact on any element of sustainability.

Summary

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, this has a positive impact on sustainability.
 Development of the site would lead to a negative impact on environmental sustainability with regard to landscape impact.
 The site is greenfield and therefore likely to have a negative impact on sustainability.
 Development could be impacted from poor air quality and noise as a result of the close proximity of the M4 and this could have a negative impact on social sustainability. Mitigation measures such as good design techniques could help to mitigate this impact.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: AONB

Duration: Permanent

Timing: Short to Long term

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS2	Site Address:	Circus Headquarters, Longcopse Farm, Enborne, Newbury, RG20 0LD
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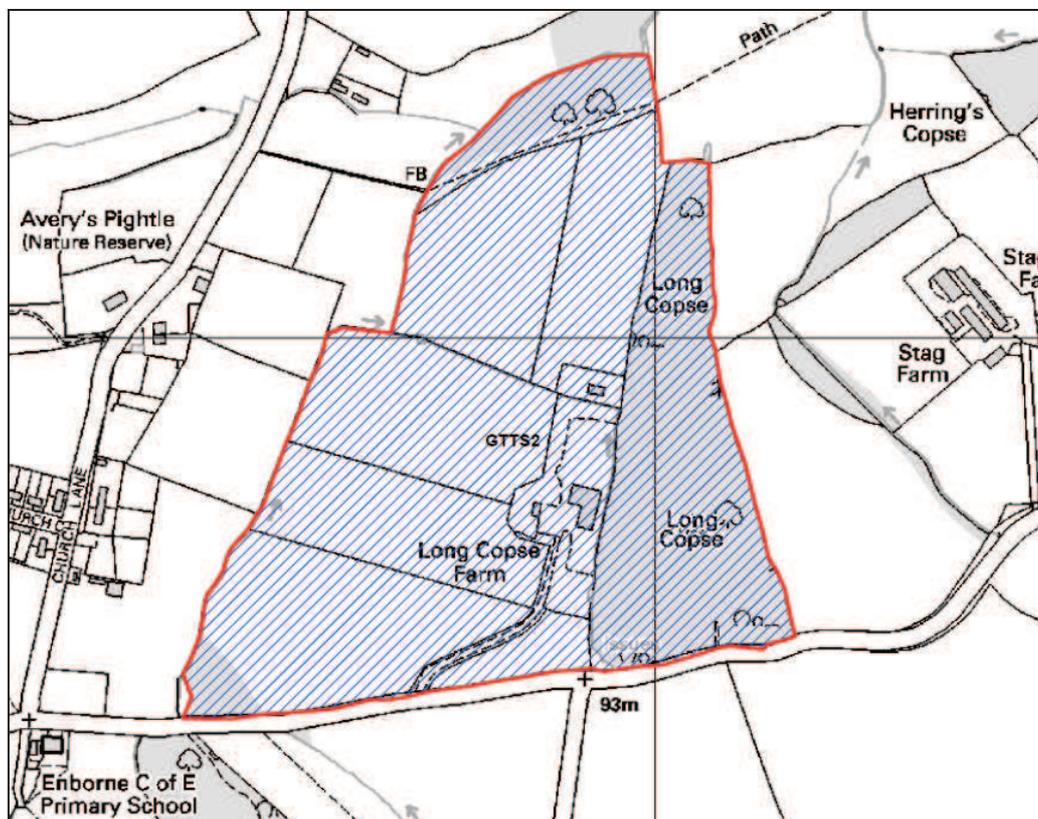
Spatial Area:	Newbury and Thatcham	Settlement:	Enborne	Parish:	Enborne
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Development Potential:	20 plots for Travelling Showpeople of Zippos Circus	Site Size:	19.8 ha (4.4ha proposed for development)
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Site Description:

The site is located in Enborne to the west of Wash Common. This is a very large site accommodating existing four caravans for Travelling Showpeople and the storage of equipment associated with Zippos Circus. It is proposed by the landowner that 20 additional plots are required for use by the circus which would equate up to approximately 4.4 ha. The site contains areas of woodland which are designated Local Wildlife Sites, but the site is largely in agricultural use with the exception of the area accommodating Travelling Showpeople and associated storage.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • The site is located to the south west of Newbury in the Parish of Enborne and approximately 1km from the settlement boundary. • Vanners Lane is a relatively quiet rural road. Speed limit is 60 mph. This reduces to 30mph on the approach to Crockham Heath approximately 100m from the site access. • The site has good access to the A34. • The nearest bus stop is located just outside the site along Vanners Lane – approximately 130m from the site, however, the nearest bus stop with an active bus service is just over 1km away. • There is a 2 hourly bus service from Crockham Heath to Newbury and Hungerford (Connect Service no.3).
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • Located approximately 350m from the nearest primary school – Enborne C of E Primary School. • The site is approximately 2km from Wash Common where a number of services and facilities do exist, including schools, shops, recreation ground, public house and library. • GP Surgery is available within Wash Common. • Vanners Lane is rural in character with no formal footway provision.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The northern most part of the site is within flood Zones 2 and 3. Development would need to be avoided on this area. • Stream runs along the western and northern boundaries of the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design. • The site is currently used as a Travelling Showperson’s site so a number of on-site facilities already exist.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is outside of any existing settlement and rural in character. • No residential properties are immediately adjacent – residential dwellings are dispersed throughout the area, with some in close proximity (approximately 400m away) • Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • As Circus Headquarters the site has a number of storage buildings/areas for circus equipment. • Potential for an element of agricultural use to remain on part of the site.
The compatibility of the use with the surrounding land use,	<ul style="list-style-type: none"> • Surrounding land use is largely agricultural, with residential properties dispersed.

including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Whilst the site is an existing site for Travelling Showpeople the existing use of the proposed area is largely agricultural. • There would be an increase in vehicle movements to and from the site if an additional 20 plots were to be provided.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is rural in character with views to the west, however the site is contained to the east and north by areas of woodland. • The position of any further accommodation for Travelling Showpeople would require careful consideration given the size and character of the site. • Local Wildlife Sites present on site along with Tree Preservation Orders.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Public Right of Way runs along the northern boundary (ENBO/19/1). • Site is in close proximity to Nature Reserve – Avery’s Pightle (approximately 400m away). • The agent promoting the site has indicated that the site is available immediately, with no known constraints to delivery. • Concern that additional development at the site could be inappropriate in scale within this rural location and possibly dominate the dispersed nature of surrounding development. • Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of assessment:

The site is within 2km of Wash Common which has a number of services and facilities. The nearest primary school is 350m from the site. The site contains two Local Wildlife Sites in the eastern and northern parts of the site along with Tree Preservation Orders, but the remainder is largely agricultural land with the exception of that used to accommodate the Travelling Showpeople. The site is outside of any existing settlement and rural in character and as such there are no residential properties immediately adjacent to the site. Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will therefore be limited.

The northern most part of the site is within flood Zones 2 and 3. Development would need to be avoided on this area and a stream runs along the western and northern boundaries of the site. The

site is contained to the east by Long Copse and to the north by an area of woodland, with views to neighbouring properties to the west.

National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. However, this is an existing site for Travelling Showpeople and is therefore established within the area. There is concern however that additional development at the site could be inappropriate in scale within this rural location and possibly dominate the dispersed nature of surrounding development.

The site is **provisionally recommended for allocation** subject to the outcomes of the GTAA.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	Newbury Thatcham	Settlement:	Enborne	Parish:	Enborne
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Site ID:	GTTS2	Site Address:	Long Copse Farm, Enborne	Development Potential:	20 plots (for Travelling Showpeople)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	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.		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.
	Will it increase opportunities for access to sports facilities?	0	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.		
	Will it protect and enhance green infrastructure across the district?	0	Development will be directed away from Local Wildlife Sites on the site. Public Right of Way present on the site.	Create buffers between development and Local Wildlife Sites. Protect and maintain the Public Right of Way on the northern part of the site.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Primary school is within walking distance. Local employment opportunities would be available within 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.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public	0	Bus stop is located approximately 1km from the site and is served by a 2hourly bus service to Newbury. Opportunities for walking and cycling		Access to local services and facilities however there would be a degree of car dependency for higher

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	transport?		do exist however there would be a high level of car dependency.		order services and facilities. Development on this site would have a neutral effect on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	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.		Development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	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 landscaping could assist in minimising any visual impact arising from the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	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.	Overall neutral effect on sustainability, however development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	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..		Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from,	0	Unlikely to have an impact.		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	or impact on, noise levels?		A34 is in close proximity to the site and therefore there is the potential for noise impact however this is not expected to be significant.		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield, however part of the site is an existing site for Travelling Showpeople.		Development on greenfield land has a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on the building materials used, construction methods, transport and design		Without consideration given to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	-	The site is partly within Flood Zones 2 and 3 which are located on the northern part of the site.	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.	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.

Summary

There are no significantly positive or negative effects in relation to this site. The site is close to local services and facilities and 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.

Summary of effects:
Effect: Predominantly neutral
Likelihood: High
Scale: Newbury Thatcham
Duration: Permanent
Timing: Short to Long term

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS3	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common, RG7 3JS
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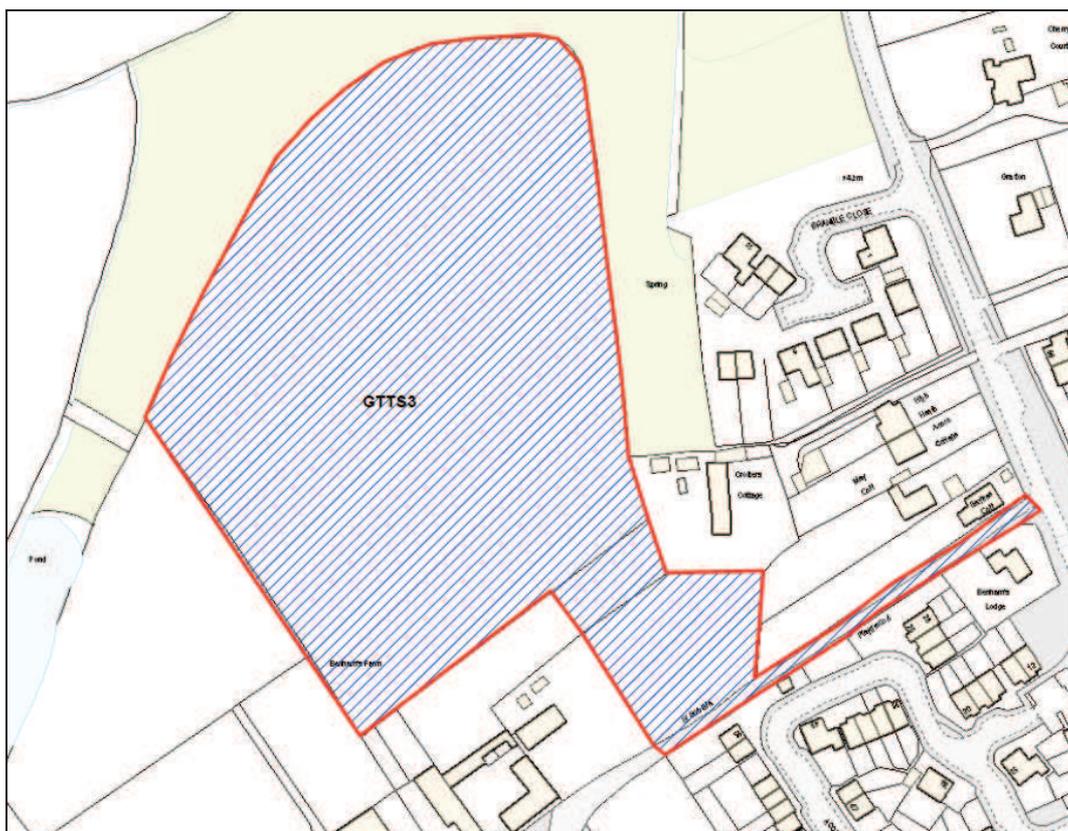
Spatial Area:	East Kennet Valley	Settlement:	Burghfield	Parish:	Sulhamstead
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Development Potential:	Up to 15 pitches	Site Size:	2.85 ha
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Site Description:

The site is located to the west of Burghfield with part of the site lying adjacent to the settlement boundary. The site is accessed via a narrow track off Holybush Lane and is set behind existing farmhouse and farm buildings. The site is contained to the north and east by woodland and existing vegetation, with farm buildings to the south and open farmland to the west. This is a large site currently used for agricultural purposes.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is via a narrow track off Hollybush Lane. • Speed limit on Hollybush Lane is 30mph and there is formal footway provision along this road. • The site is in close proximity to the main Reading Road. • Burghfield Common has a regular bus service linking the village to Mortimer railway station and Reading town centre. The nearest bus stop to the site is approximately 700m away.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site has good access to schools - located approximately 350m from Mrs Blands Infant School, less than 1km to Garland Junior School and approximately 300m from The Willink School which is located along Hollybush lane. • The site is adjacent to the settlement boundary of Burghfield Common where a number of services and facilities do exist, including schools, shops, recreation facilities and a library. • Health services are available within Burghfield Common. • The site has good access to public transport as set out above.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone. • There is evidence that the adjacent farm has flooded in the past and therefore a Flood Risk Assessment would be required.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site forms part of Benhams Farm and is located behind the existing farmhouse and associated barns. • Conversion of some outbuildings to residential has taken place and therefore residential properties are immediately adjacent to the site. • Proximity of the site to the existing settlement provides the opportunity for integration with the settled community. • Potential impact on the privacy and residential amenity of neighbouring residents.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development would need to be assessed in accordance with the relevant Local Plan policies.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Although very close to the settlement the site does have a rural character. • Located down a single track lane the surrounding land uses are predominantly agricultural. • Residential properties are adjacent to the site, within the

	<p>wider farm landholdings, which could impact on the residential amenity of these properties in terms of general disturbance.</p> <ul style="list-style-type: none"> • There would be an increase in vehicle movements to and from the site compared to the current use (agriculture/grazing).
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is rural in character. • The site is contained to the north and east by woodland and existing vegetation, with farm buildings to the south but open farmland to the west providing views to the wider landscape.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the outer consultation zone for both AWE Aldermaston and AWE Burghfield. • Public Right of Way runs along the access to the site (SULH/41). • Listed building (Crofters Cottage) adjacent to the site. • The landowner indicates the site is available immediately, with no known constraints to delivery. • Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of Assessment:

The site is close to existing services and facilities, with good access to a bus service. The large site is set behind the existing settlement but is contained to the north and east by woodland and to the south by existing farm buildings. The site abuts the settlement boundary, with residential properties located immediately adjacent to the site itself. Open farmland to the west of the site affords views to the wider landscape which could result in some visual impact. Additional landscaping and sensitive design would be required.

Whilst the site is not located within a Flood Zone there is record of flooding at Benhams Farm and therefore a Flood Risk Assessment would be required.

The site is located within the outer consultation zone for both AWE Aldermaston and AWE Burghfield.

The site is **not recommended for allocation**.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	GTTS3	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common	Development Potential:	Up to 15 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment. The sites proximity to the settled community provides the opportunity for integrated co-existence.		The site is close to local services and facilities including a local leisure centre and playing field. The site also provides the opportunity for integrated co-existence and as such the site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	+	Very accessible to leisure centre and recreation ground.		
	Will it protect and enhance green infrastructure across the district?	0	Site is close to local amenity spaces and Public Right of Way runs along the access track to the site and through the farm beyond.	Public Right of Way would need to be protected.	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Accessible to local facilities and very close to schools. Limited local employment opportunities in terms of B class uses but other types of employment are available within the village.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. There is no pavement on the west side of Hollybush Lane.	Potential to provide footpath along Hollybush Lane	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and	?	Additional traffic could result in road safety concerns, but any	Potential to include a safe crossing of Hollybush Lane.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	improve safety?		development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	There are wetlands to the north of the site that would need to be protected. The site is within a BOA. There is potential for bats and badgers on the site.	Extended Phase 1 Habitat Survey required. There would be an opportunity to extend the Public Open Space (POS) to the north west in an easterly direction.	Development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 / -	The site is contained to the north and west by woodland and existing vegetation and farm buildings to the south. Open farmland to the west provides views to the wider landscape.	Sensitive design and layout of the site as well as landscaping could assist in minimising any visual impact arising from the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site abuts the settlement boundary, with residential properties located immediately adjacent to the site itself. The close proximity of the site could have an impact.	Sensitive design and layout of the site as well as landscaping could assist in minimising any impact arising from the site.	Overall predominantly neutral effect on sustainability, however development could have a negative impact on environmental sustainability unless appropriate mitigation measures are introduced.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Historic farmstead in south west corner of the site.	Further assessment required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Unlikely to be any significant sustainability issues
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
					sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	?	The level of impact depends on the building materials used, construction methods, transport and design		Without consideration given to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	0	The site is adjacent to an area of surface water flood risk, but is not at risk itself	SUDs and a Flood Risk Assessment would be required.	Unlikely to have an impact on any element of sustainability.

Summary

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, this has a positive impact on sustainability.
 Development of the site could lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced with regard to landscape impact and the built environment.
 The site is greenfield and therefore likely to have a negative impact on sustainability.
 Mitigation measures such as good design techniques and layout would help to mitigate this impact.

Summary of effects:
Effect: Predominantly neutral
Likelihood: High
Scale: East Kennet Valley
Duration: Permanent
Timing: Short to Long term

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTT4	Site Address:	Land to the rear of Paices Hill, Aldermaston
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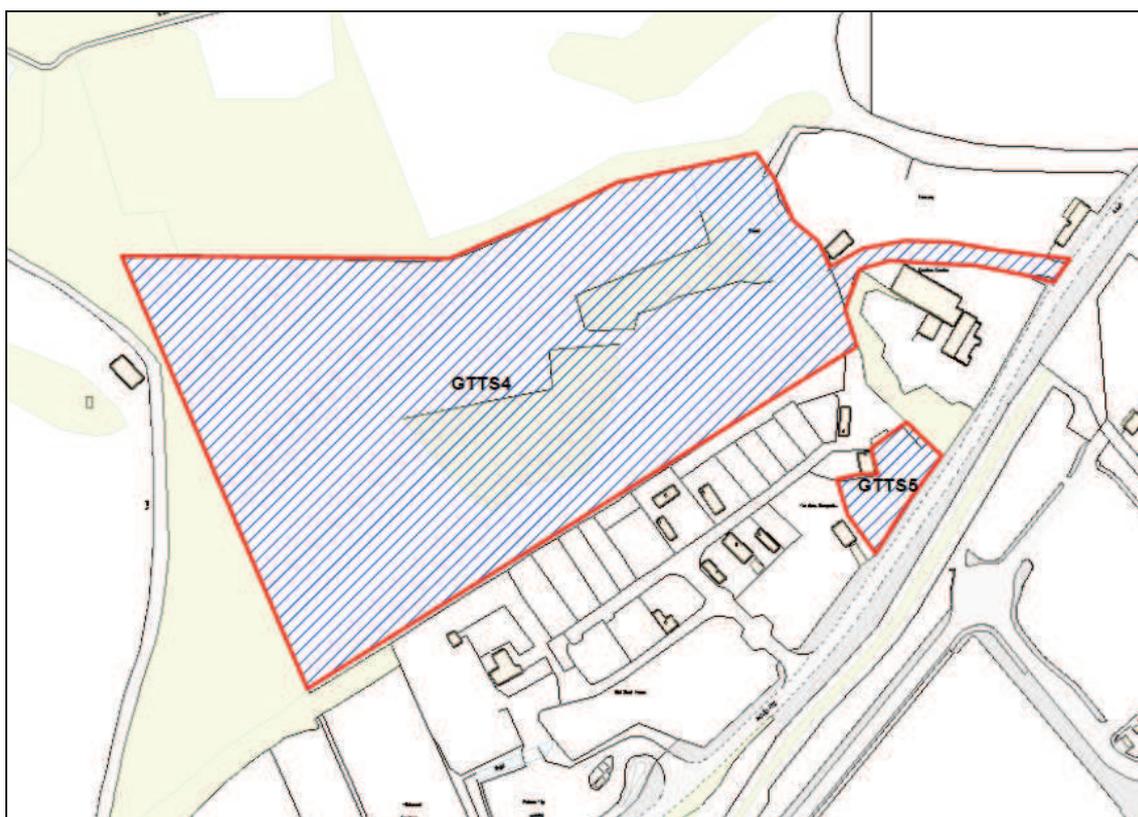
Spatial Area:	East Kennet Valley	Settlement:		Parish:	Aldermaston
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Development Potential:	Up to 15 pitches	Site Size:	5.67 ha
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Site Description:

The site located behind the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). The site would be accessed off Paices Hill using a separate entrance to the existing site. The site is currently bounded by a corrugated iron fence making views into the site difficult.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Paices Hill, through the nursery. • Speed limit on Paices Hill is 50 mph. • There is no formal footway provision along this road, although there is a wide grass verge on either side. • An infrequent bus service linking to Reading and Newbury passes the site, although the services from Tadley are more frequent.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is less than 1km to Tadley which hosts a variety of services and facilities including schools and shops. • The site has access to public transport as set out above to Newbury, Reading and Basingstoke.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is currently a vacant site but sits behind the existing Paices Hill Gypsy and Traveller site. • Extension of the Paices Hill site to include this site would result in a very large site which is inappropriate in size and scale. • Most of the surrounding uses are commercial. • Impact on the privacy and residential amenity of neighbouring residents on the Paices Hill site.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • There is no indication that the site is to be used for alternative uses, however given the mix of uses surrounding the site there would be the potential for appropriate authorised mixed uses on site.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • There would be an increase in vehicle movements to and from the site compared to the current use however the surrounding area is fairly busy with a mix of commercial and residential uses.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is well screened
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the inner consultation zone for AWE Aldermaston.

Summary of Assessment:

- The site located behind the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches).
- The site would be accessed off Paices Hill using a separate entrance to the existing site.
- The site is currently bounded by a corrugated iron fence making views into the site difficult.
- It is less than 1km to Tadley which hosts a variety of services and facilities including schools and shops, and employment areas (Calleva Park and Youngs Industrial Estate) are in close proximity. Most of the surrounding uses are commercial.
- The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
- Extension of the Paices Hill site to include this site would result in a very large site which is inappropriate in size and scale.
- Potential impact on the privacy and residential amenity of neighbouring residents on the Paices Hill site.
- Site is located within the inner consultation zone for AWE Aldermaston.

The site is **not recommended** for allocation.

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTT55	Site Address:	New Stocks Farm, Paices Hill, Aldermaston
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Spatial Area:	East Kennet Valley	Settlement:		Parish:	Aldermaston
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Development Potential:	Up to 9 pitches	Site Size:	1.5 ha
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Site Description:

The site located next to the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). The site could be accessed off Paices Hill using a separate entrance to the existing site or through the existing site.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site can be obtained off Paices Hill or via the existing site. • Speed limit on Paices Hill is 50 mph. • There is no formal footway provision along this road, although there is a wide grass verge on either side. • An infrequent bus service linking to Reading and Newbury passes the site, although the services from Tadley are more frequent.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is less than 1km to Tadley which hosts a variety of services and facilities including schools and shops. • The site has access to public transport as set out above to Newbury, Reading and Basingstoke.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a size to allow for the provision of onsite facilities but this will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is currently a Gypsy and Traveller site which forms part of the larger Paices Hill site. • Most of the surrounding uses are commercial and existing Gypsy and Traveller accommodation. • Impact on the privacy and residential amenity of existing residents on the Paices Hill site would be minimal given the current use of the site.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • There is no indication that the site is to be used for alternative uses.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Whilst there would be an increase in vehicle movements to and from the site the principle of Gypsies and Travellers on the site for 9 pitches has already been established through the extant planning permission. • The surrounding area is fairly busy with a mix of commercial and residential uses (Gypsies and Travellers).
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • There would be no visual impact from the site, which currently sits behind a high fence. • The character of the area would not be materially harmed from the development of this site.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the inner consultation zone for AWE Aldermaston.

Summary of Assessment:

The site is within 1km of Tadley which hosts a variety of services and facilities including schools and shops . The proposed site is located next to the existing transit pitch provision at the privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). The site is outside of any existing settlement but given the proximity to existing employment sites at Calleva Park and Youngs Industrial Estate it is not considered to be rural in character.

National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside of areas allocated in thye development plan. However, this would represent an extension to an existing site for Gypsy and Travellers.

The site is **recommended** for allocation.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Rural	Parish:	Aldermaston
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Site ID:	GTTS5	Site Address:	New Stocks Farm, Paices Hill, Aldermaston	Development Potential:	8 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	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.		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.
	Will it increase opportunities for access to sports facilities?	+	Leisure facilities are available in Tadley.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	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.
	Will it reduce the number of road traffic accidents and improve safety?	?	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.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats on the site		Development is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is currently a transit site for Gypsies and Travellers contained within a larger existing Gypsy and Traveller site.		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	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.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	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.		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	Site is brownfield		Development on brownfield site could have a positive impact on environmental sustainability as it prevents the loss of greenfield land elsewhere.
10. To reduce emissions	Will it reduce West	?	The level of impact depends on the		Without consideration given

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
contributing to climate change and ensure adaptation measures are in place to respond to climate change	Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues		building materials used, construction methods, transport and design		to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk of flooding	SUDs would be required	Unlikely to have an impact on any element of sustainability.

Summary

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, this has a positive impact on sustainability.
 The site is also previously developed land which would positively impact on environmental sustainability.
 Overall the site has a predominantly neutral effect on the sustainability.

Summary of effects:

Effect: Predominantly neutral
Likelihood: High
Scale: East Kennet Valley
Duration: Permanent
Timing: Short to Long term

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS6A	Site Address:	Clappers Farm – land opposite Lambswood Industrial Estate		
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Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Beech Hill
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Development Potential:	Up to 5 pitches for Gypsies and Travellers				
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Site Description:

The site is located on Bloomfield Hatch Lane to the 2.5 miles southwest of Junction 11 of the M4. The Site is bounded by a mature hedgerow fronting the road and the north, but the other aspects open on to open arable farmland.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Bloomfieldhatch Lane which has a speed limit of 40mph. • There is no formal footway provision along this road. • The site not well served by public transport. An infrequent bus service passes the site once a day on certain days of the week.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is approximately 4km from Spencers Wood and 4.8km from Mortimer, both of which have services and facilities including shops and schools. • Grazeley Primary School is approximately 1km from the site (within Wokingham Borough) • The nearest GP surgery is in Mortimer.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • Although the site is situated in a rural location there are number of residential properties along Bloomfieldhatch Lane. • The site is close to a small industrial area with a number of industrial units. • Potential impact on the privacy and residential amenity of neighbouring residents.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development on the site would need to be assessed in accordance with the policies set out within the Local Plan.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • The site is currently hardstanding with some vacant farm buildings. • The surrounding uses are predominantly agriculture, with dispersed residential properties and a small industrial estate on the opposite side of the road. • There would be an increase in vehicular movements to and from the site which could have an impact on the highway.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is bounded by hedgerows and a few trees. • Potential for views from the south east and south west across agricultural land. • Farm buildings exist on the site, currently used for storage.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the Thames Basin Heath SPA 5-7km zone

	<ul style="list-style-type: none">• The site is within the middle consultation zone for AWE Burghfield.• Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety).• Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.
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Summary of Assessment:

Following further investigations into the ownership of the site, the site is considered no longer available.

The site is **not recommended for allocation** as it is not available.

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS6B	Site Address:	Clappers Farm – corner of Bloomfield Hatch Lane and Cross Lane
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Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Beech Hill
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Development Potential:	Up to 8 pitches for Gypsies and Travellers
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Site Description:

The site is located on junction of Bloomfield Hatch Lane and Cross Lane approximately 3 miles southwest of Junction 11 of the M4.

The Site is bounded by a mature hedgerow fronting the roads to the north west, west and south west , and contains a number of agricultural buildings.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Cross Lane which has a speed limit of 60 mph. • There is no formal footway provision along this road. • The site not well served by public transport. An infrequent bus service passes the site once a day on certain days of the week. • The junction with Cross Lane and Bloomfield Hatch Lane is of concern due to the poor visibility of on-coming traffic. This would require further consideration by Highways.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is approximately 4km from Spencers Wood and 4km from Mortimer, both of which have services and facilities including shops and schools. • Grazeley Primary School is approximately 1.5km from the site (within Wokingham Borough) • The nearest GP surgery is in Mortimer.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • Although the site is situated in a rural location there are residential properties directly opposite the site, both on Cross Lane and Bloomfield Hatch Lane. • Potential impact on the privacy and residential amenity of neighbouring residents.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development on the site would need to be assessed in accordance with the policies set out within the Local Plan.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • The site is currently hard standing with some large vacant farm buildings. • The surrounding uses are predominantly agriculture, with dispersed residential properties, however some of these properties are directly opposite this site. • There would be an increase in vehicular movements to and from the site which could have an impact on the highway.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site bounded by hedgerows and a few mature trees along the road edge. • Potential for views from the east across agricultural land. • Vacant agricultural buildings present on the site.
Where applicable have regard for the character and policies affecting the North Wessex Downs	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.

AONB	
Other issues to consider	<ul style="list-style-type: none"> • Site is located within the Thames Basin Heath SPA 5-7km zone • The site is within the middle consultation zone for AWE Burghfield. • Site is located close to railway line – potential noise impact. • Awaiting comments from internal consultees (Archaeology, Education, Environmental Health, Ecology, Highways, Community Safety, G&T Liaison Officer, Housing and Emergency Planning). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of Assessment:

The site is approximately 4km from Spencers Wood and 4km from Mortimer, both of which have services and facilities including shops and schools. The nearest primary school is approximately 1.5km from the site (within Wokingham Borough). The site is outside of any existing settlement and is rural in character, although there are residential properties directly opposite the site, both on Cross Lane and Bloomfield Hatch Lane.

National policy (planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan.

However, this site is capable of being delivered later in the plan period 2021+

The site is **provisionally recommended for allocation.**

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	East Kennet Valley	Settlement:	Rural	Parish:	Beech Hill
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Site ID:	GTTS6B	Site Address:	Land at Clappers Farm – corner of Bloomfieldhatch Lane and Cross Lane	Development Potential:	Up to 5 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside providing opportunities for walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.		The site has easy access to the countryside providing opportunities for walking and cycling and is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	No sport facilities nearby.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Services and facilities are available in nearby settlements but these are approximately 4km from the site. The primary school is approximately 1.5km from the site and a small industrial estate is located along Bloomfieldhatch Lane. There is likely to be high car dependency.		Services and facilities are available in nearby settlements however these are not within easy walking and cycling distances. Overall neutral effect on sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	-	The site has poor public transport provision and services and facilities are not within easy walking and cycling distance (approximately 4km away).		There would be a high degree of car dependency given the lack of public transport provision and location of services and facilities. Development would have a negative effect on environmental and social sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	Potential highway improvements at junction to improve visibility.	
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets	0	No known habitats on the site.	Bat and Barn owl surveys required along with a Phase 1 Habitat Survey.	Development could have a negative impact on environmental sustainability

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	across West Berkshire? Will it conserve and enhance the local distinctiveness of the character of the landscape?	0 / -	The site is bounded by hedgerows and a few mature trees along the road edge. Vacant farm buildings exist on the site. Potential for views from the east across agricultural land.	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.	unless appropriate mitigation measures are introduced.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	The built environment is rural in character.	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.	Site is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact.		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development could be impacted from noise as a result of the close proximity of the railway line. This could have a negative impact on social sustainability.
	Will the site be at risk from, or impact on, noise levels?	0 / -	Site is in close proximity to the railway line and therefore could be impacted by noise.	Site layout and design - buffers potentially required	
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield. Agricultural buildings on the site.		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any	?	The level of impact depends on the building materials used, construction methods, transport and design.		Without consideration given to sustainable construction techniques development could negatively impact on

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
place to respond to climate change	significant sustainability issues				sustainability.
	Will the site be subject to / at risk from flooding	0	The site not at risk of flooding.	SUDs would be required	Unlikely to have an impact on any element of sustainability.

Summary

There are no significantly positive or negative effects in relation to this site.

The site could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation.

The site has poor access to public transport and services and facilities are approximately 4km from the site with the exception of a primary school.

This would lead to a high car dependency and have a negative effect on social and environmental sustainability.

The greenfield nature of the site and the potential for noise impact from the railway line could also have a negative impact on sustainability. Mitigation measures such as good design techniques would help to mitigate against negative impact.

Summary of effects:
Effect: Predominantly neutral
Likelihood: High
Scale: East Kennet Valley
Duration: Permanent
Timing: Short to Long term

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS7	Site Address:	72 Purley Rise, Purley on Thames
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Spatial Area:	Eastern Area	Settlement:	Eastern Urban Area	Parish:	Purley on Thames
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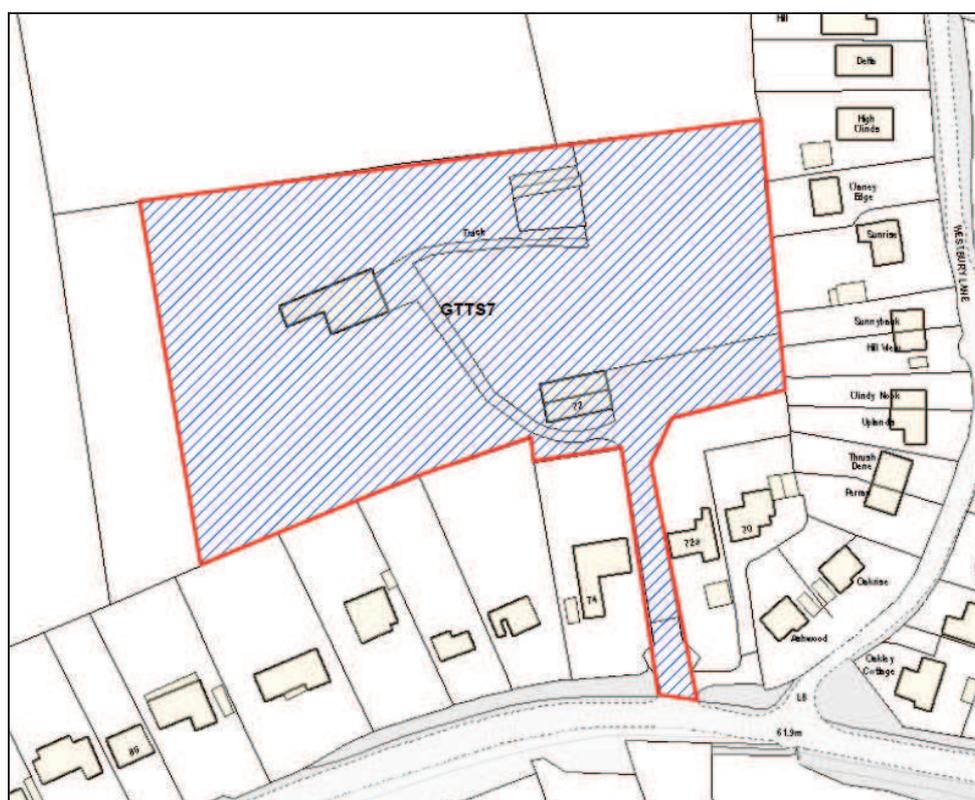
Development Potential:	Up to 10 pitches for Gypsies and Travellers
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Site Description:

The site is located in the Eastern Urban Area, with residential dwellings on two sides of the site. The site is currently used for storing touring caravans and was promoted through the Strategic Housing Land Availability Assessment (SHLAA) for either housing or a Gypsy and Traveller site. The site is therefore also being considered for housing.

The site is accessed via a narrow track from Purley Rise and passes between dwellings. The site is well screened from the road and existing properties.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Purley Rise which has a speed limit of 30 mph. • Access to the site is via a narrow track between residential properties • There is formal footway provision on one side along this road and throughout the urban area. • The site is served by regular bus services throughout Tilehurst to Reading and Pangbourne. The nearest bus stop to the site is approximately 150m away. • The site is 2.6km from Tilehurst railway station.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site has good access to services and facilities in the Eastern Urban Area. • Infant school and primary school are within 1km of the site. Nearest secondary school is 1.7km from the site. • There are a number of opportunities for walking and cycling, including access to the Thames Path.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone, but does sit within a groundwater emergence zone. However there is no evidence of flooding on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site is of a sufficient size to allow for the provision of adequate on site facilities. This will require appropriate design.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is adjacent to the existing settlement boundary and sits behind the current building line. It is surrounded by residential properties on two sides. • The sites location provides the opportunity for integration with the settled community. • Potential impact on the privacy and residential amenity of neighbouring residents.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development on the site would need to be assessed in accordance with the policies set out within the Local Plan.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • The site currently used for storing touring caravans and so the area will be familiar with a degree of traffic movements relating to the current use. • Potential impact on the privacy and residential amenity of residential properties immediately adjacent to the site in terms of noise, additional vehicle movements and general disturbance.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is well screened by mature vegetation therefore visual impact will be minimal. • Surrounding landscape sensitivity is low/medium based on the Landscape Sensitivity Study.

Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the North Wessex Downs AONB. However, land surrounding the site is within the AONB and therefore impact on the wider landscape would need to be considered.
Other issues to consider	<ul style="list-style-type: none"> • The site is part of a BAP Habitat and therefore an extended Phase 1 Habitat Survey would be required. • Archaeological potential on the site. Desk-based assessment would be required. • Site is located close to railway line – potential noise impact. • Awaiting comments from internal consultees (Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of Assessment:

Preferred housing site allocation and potential impact on adjoining residents.

The site is **not recommended for allocation.**

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EA	Settlement:	EUA	Parish:	Purley-on-Thames
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Site ID:	GTTS7	Site Address:	72 Purley Rise, Purley-on-Thames	Development Potential:	Up to 10 pitches (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to recreation ground and play facilities and close to local services and facilities which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment. The sites proximity to the settled community provides the opportunity for integrated co-existence.		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.
	Will it increase opportunities for access to sports facilities?	+	Site is close to recreation ground.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to the site, with a number of public transport options nearby.		The site is close to local services and facilities, with good access to education and employment services, meaning that there will be a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public	+	The site is close to a number of public transport options. Tilehurst railway station is approximately 2.6km from the site, and regular bus		The site is served by regular bus services, and is within walking distance of a number of services and

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	transport? Will it reduce the number of road traffic accidents and improve safety?	?	services pass by or near to the site. Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		facilities, meaning that there would be a positive impact on all elements of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Development of the site would be unlikely to have an impact on biodiversity or geodiversity		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The site is adjacent to the AONB however the northern part of the site (proposed) is well screened and is currently used for storing touring caravans.	Sensitive design, layout and siting of development on the site as well as landscaping could assist with minimising any visual impact arising from the development.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	-	The site has existing residential properties immediately adjacent to the site itself. The close proximity of the site could have an impact.	Sensitive design, layout and siting of development on the site as well as landscaping could assist with minimising any visual impact arising from the development.	Development could have a negative impact on environmental sustainability, however appropriate mitigation measures could reduce this impact.
	Will it conserve and enhance the significance of the District's heritage assets?	?	There are known Saxon graves near to the site.	Further work is required to determine whether there is anything of archaeological significance on the site.	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	?	The south of the site is located adjacent to the railway line could be impacted by poor air quality.	Development is only proposed for the northern part of the site.	Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	?	The south of the site is located adjacent to the railway line and could be impacted by noise.	Development is only proposed for the northern part of the site.	

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is unlikely to have an impact on water quality		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design		Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	-	The site is at risk from surface and ground water flooding but does not sit within a flood zone.	There has been no evidence of flooding on the site. An FRA and appropriate mitigation including SUDs would be required.	Flooding can have a negative impact on all elements of sustainability, Mitigation measures should reduce this impact.

Summary

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 health, active lifestyles as it is close to local services and facilities. There are no biodiversity or environmental designations on the site. Development could impact upon the character of the built environment given residential properties are located immediately adjacent to the site. The site is well screened and is currently used for storing touring caravans. 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.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Eastern Area

Duration: Permanent

Timing: Short to Long term.

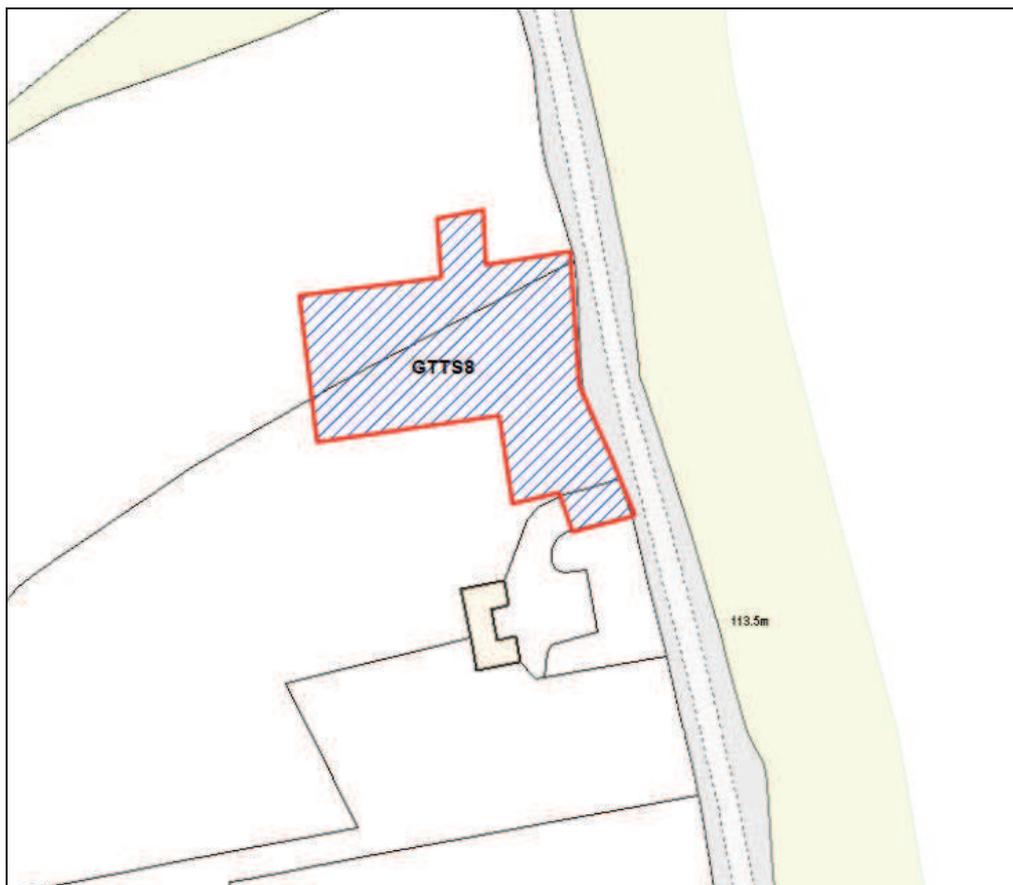
Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS8	Site Address:	Stable View, Oare		
Spatial Area:	AONB	Settlement:	Oare	Parish:	Chieveley
Development Potential:	1 pitch		Site Size:	0.18 ha	

Site Description:

The site is located within the North Wessex Downs AONB between the settlements of Hermitage and Oare. The site is situated along a rural road, which has dispersed residential properties. It is currently an unauthorised Gypsy and Traveller development accommodating one family. The site is contained by fencing and some vegetation.

Site Location:



Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is obtained off Old Street which has a speed limit of 60 mph. • There is no formal footway provision along this road and it is rural in character. • Hermitage is served by the 6a bus service, linking with Newbury and Harwell Business Centre via several small villages. • The nearest bus stop to the site is approximately 800m away on the edge of Hermitage village.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is located approximately 1200m from the village shop, public house and village hall. • Primary school is located just over 2km from the site. • No GP surgery within Hermitage, nearest surgery is within Compton or Chieveley.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • Site is not at risk of flooding and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Existing facilities on site including parking, play area and static caravan.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is outside of, but close to, the existing settlement of Hermitage. The village has a number of services and facilities which are less than 1.5km away from the site. • The site's location to the village provides the opportunity for some integration with the settled community however the site is in a rural location. • Whilst there are no residential properties immediately adjacent to the site, there are some dwellings dispersed along the road. • Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • Any proposed mixed use development in the AONB would need to be assessed in accordance with the relevant Local Plan policies. This would need to reflect the site's location within a nationally designated landscape.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • Surrounding land use is largely agricultural, with some residential properties nearby. • Given the existing use of the site as an unauthorised Gypsy and Traveller site there would not be an increase in vehicle movements to and from the site or general disturbance.

Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • The site is rural in character despite being close to the existing settlement of Hermitage. • Fencing and some vegetation help contain the site within the wider landscape, with limited views from the road (Old Street).
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is located within the North Wessex Downs AONB. • Previous planning appeals for the site were dismissed due to unacceptable harm to the AONB landscape.
Other issues to consider	<ul style="list-style-type: none"> • The site is an existing unauthorised site which has been subject to a number of planning appeals in recent years. The appeals have been dismissed due to landscape impact. • Awaiting comments from internal consultees (Ecology, Education, Environmental Health, Highways, Community Safety). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water, Police and the AONB Council of Partners.

Summary of Assessment:

The site is close to existing services and facilities, with good access to a bus service. Existing fencing and vegetation help contain the site within the wider landscape with limited views from the road. The size of the site would not dominate the landscape or the nearest settled community and the impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will be limited. The site is not at risk of flooding.

The site is within the NWDAONB and therefore consideration of the landscape is paramount in assessing the suitability of sites within this nationally designated landscape. National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. Previous planning appeals for the site have been dismissed due to the unacceptable harm to the landscape within the AONB.

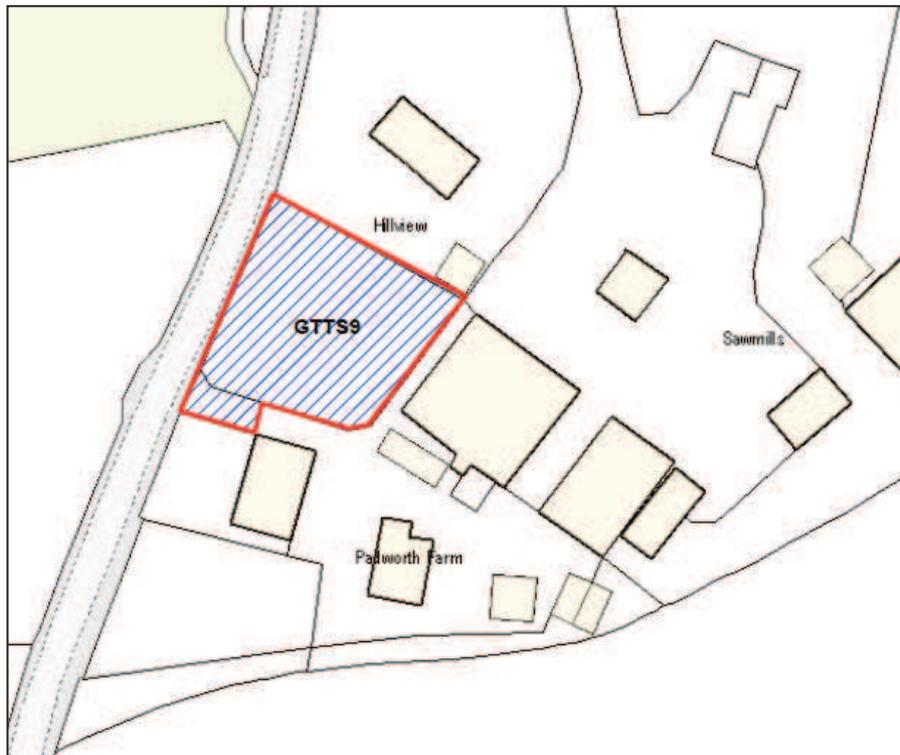
The site is **not recommended** for allocation.

Site Assessment for Gypsy and Traveller Sites

Site ID:	GTTS9	Site Address:	Padworth Farm, Rag Hill, Aldermaston		
Spatial Area:	AONB	Settlement:	Padworth	Parish:	Padworth
Development Potential:	1 pitch		Site Size:	0.08ha	

Site Description:

The site is located at Padworth Sawmills, to the west of Padworth. The site is situated along a rural road. The site has previously had planning permission, but this has subsequently expired.



Site Location:

Site Assessment:

Policy CS7 Criteria	Assessment of suitability
Safe and easy access to major roads and public transport services	<ul style="list-style-type: none"> • Access to the site is from Rag Hill which has a speed limit of 60mph • There is no formal footway provision along this road and it is rural in character. • No bus service passes the site.
Easy access to local services including a bus route, shops, schools and health services	<ul style="list-style-type: none"> • The site is 2.5km from Aldermaston Village, where there is a local shop, pub and primary school. • There is no GP surgery within Aldermaston, the nearest surgeries are located in Tadley, or Mortimer.
Located outside areas of high flooding risk	<ul style="list-style-type: none"> • The site is not located within a flood zone and there is no evidence of flood risk issues on the site.
Provision for adequate on site facilities for parking, storage, play and residential amenity	<ul style="list-style-type: none"> • Site previously had planning permission for onsite facilities.
The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers	<ul style="list-style-type: none"> • The site is some distance from a settled community. • There are a number of farms along Rag Hill • The site is situated adjacent to Padworth Farm.
Opportunities for an element of authorised mixed uses	<ul style="list-style-type: none"> • There is no indication that the site is to be used for alternative uses.
The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities	<ul style="list-style-type: none"> • The site is currently used as paddock/garden. • The surrounding land uses are predominantly agricultural • The impact on the highway network was considered as part of the lapsed planning application.
Will not materially harm the physical and visual character of the area	<ul style="list-style-type: none"> • This was considered as part of the lapsed planning application.
Where applicable have regard for the character and policies affecting the North Wessex Downs AONB	<ul style="list-style-type: none"> • Site is not within the NWDAONB. • No impact on the character and policies affecting the NWDAONB.
Other issues to consider	<ul style="list-style-type: none"> • The site is in the inner consultation zone for AWE Aldermaston • Awaiting comments from internal consultees (Archaeology, Education, Environmental Health, Ecology, Highways, Community Safety, G&T Liaison Officer, Housing and Emergency Planning). • Site is still subject to key stakeholder consultation including Parish Council, Environment Agency, Thames Water and Police.

Summary of Assessment:

The site is 2.5km from Aldermaston Village, where there is a local shop, pub and primary school. The site is a grassy paddock with residential properties to the west.

National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. However, the principal of this site being suitable for single Gypsy and Traveller pitch provision was established through the previous planning application (10/02684/FULD)

The site is **provisionally recommended** for allocation.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Rural	Parish:	Aldermaston
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Site ID:	GTTS9	Site Address:	Padworth Saw Mills, Raghill, Aldermaston	Development Potential:	1 pitch (for Gypsies and Travellers)
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site has easy access to the countryside, and is close to local services and facilities in Aldermaston, which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.		The site is close to local services and facilities. The site is likely to have a positive impact on social and environmental sustainability.
	Will it increase opportunities for access to sports facilities?	0	There are a number of sport facilities in the area which could be used.		
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	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
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	There are a number of opportunities for walking and cycling in the area. Public transport is limited. Potential for high car dependence.	Improvements could be made to pedestrian and cycling facilities in the area.	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.
	Will it reduce the number of road traffic accidents and improve safety?	0	The site already has benefited from a consent for a single pitch .		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known habitats on the site		Development is unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Development is unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development is unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is greenfield		Development on greenfield land has negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions? Unlikely to be any significant sustainability issues	0	Unlikely to have an impact		Without consideration given to sustainable construction techniques development could negatively impact on sustainability.
	Will the site be subject to / at risk from flooding	0	The site is not at risk of flooding	SUDs would be required	Unlikely to have an impact on any element of sustainability.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There are no significantly positive or negative effects in relation to this site.

The site could impact positively on the lifestyle of the travelling community through the provision of permanent accommodation.

The site is 2.5km to local services and facilities, with opportunities for walking and cycling and this might lead to a high car dependency.

Overall the site has a predominantly neutral effect on the sustainability.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term

Appendix 11 - Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

Option 3: A wider policy but with a single standard for car parking across all locations and dwelling type / size

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Encourage the use of cycling and the positive use of Travel Plans.		This would have a positive impact on all elements of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		
	Will it protect and enhance green infrastructure across the district?	+	The policy will help design out opportunities for anti social parking and large rear parking courts.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	It will help to provide facilities for cycle parking and promote travel choice through travel plans.		
	Will it reduce the number of road traffic accidents and improve safety?	?	If a single approach for car parking levels was applied it is possible that in some areas of the District this would lead to unsafe parking but it would depend on the level applied.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have an impact
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	+	Through the implementation of Travel Plans, provision of travel information packs and provision of cycle parking, more sustainable travel is promoted which may have a slight positive impact on air quality. Electric charging points are also required to enable easier take up of electric vehicles which may have a slightly positive impact on local air quality.		There would be a positive impact on all elements of sustainability.
	Will there be an impact noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on	0	Unlikely to have an impact		

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
	water quality?				
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	+	Through the implementation of Travel Plans, provision of travel information packs and provision of cycle parking, more sustainable travel is promoted which may result in a reduction in exhaust emissions. Electric charging points are also required to enable easier take up of electric vehicles which reduce local emissions.		There would be a positive impact on all elements of sustainability.
	Will the site be subject to / at risk from flooding	0	Unlikely to have an impact		

Summary

This option would see benefits from incorporating design, travel planning, electric charging points and cycle parking but would apply a single approach to the level of car parking required. This approach would take no account of how accessible a location was or what type or size the dwelling was. This is likely to be less effective and could result in unsuitable levels of parking which may increase the level of unsafe on street parking or have a negative impact in terms of the amount of hard standing / parking areas in a development.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District wide

Duration: Permanent

Timing: Short to Long term

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

Option 4: Proposed Residential Parking Policy for new Development

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Encourage the use of cycling and the positive use of Travel Plans.		This would have a positive impact on all elements of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		
	Will it protect and enhance green infrastructure across the district?	+	The policy will help design out opportunities for anti social parking and large rear parking courts.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	It will help to provide facilities for cycle parking and promote travel choice through travel plans.		This would have a positive impact on all elements of sustainability
	Will it reduce the number of road traffic accidents and improve safety?	+	Reduce unsafe on-street parking		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have an impact
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	+	Through the implementation of Travel Plans, provision of travel information packs and provision of cycle parking, more sustainable travel is promoted which may have a slight positive impact on air quality. Electric charging points are also required to enable easier take up of electric vehicles which may have a slightly positive impact on local air quality		There would be a positive impact on all elements of sustainability.
	Will there be an impact noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		Unlikely to have an impact

Residential Parking Policy for new Development – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	+	Through the implementation of Travel Plans, provision of travel information packs and provision of cycle parking, more sustainable travel is promoted which may result in a reduction in exhaust emissions. Electric charging points are also required to enable easier take up of electric vehicles which reduce local emissions.		There would be a positive impact on all elements of sustainability.
	Will the site be subject to / at risk from flooding	0	Unlikely to have an impact		

Summary

This option aims to provide adequate parking through well designed parking solutions which will help to reduce the level of unsafe on street parking that occurs. It also includes the requirement for travel plans and travel information packs for residential development and the need to provide electric charging points and cycle parking. This all seeks to increase the number of journeys made by sustainable modes that have less of an impact on the environment and help to improve health and wellbeing. The approach to car parking levels that seeks to take account of accessibility of location and the type and size of dwelling also seeks to reflect the differing need for parking according to these factors.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District wide

Duration: Permanent

Timing: Short to Long term

Appendix 12 - SA/SEA for Sandford Park Policy Options

Option 1: Maintain existing Core Strategy policy

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site referred to in the policy is well located for access to the countryside, and development will provide a country parkland, which will support and encourage active, healthy lifestyles.		There will be a positive impact on sustainability, with a significantly positive impact on GI through the provision and protection a Country Parkland.
	Will it increase opportunities for access to sports facilities?	+	The site referred to in the policy is adjacent to Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	++	The policy requires the provision of and protection of part of the site a Country Parkland.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy requires some onsite provision of local services and facilities including a primary school.		There will be a positive impact on sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site referred to in the policy is close to local services and facilities for walking and cycling opportunities and public transport services will be improved to serve the site.	Public transport services will be improved to serve the site as set out in the SPD.	There are already opportunities for walking and cycling on the site, measures introduced to improve public transport services will all ensure that the site has a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	The policy requires certain buffers and biodiversity enhancements to be provided on the site		Mitigation measures as required through the policy and SPD will ensure that there is a positive impact environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built,	Will it conserve and	0	Unlikely to have an impact		Unlikely to have an impact

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
historic and cultural environment is conserved and enhanced	enhance the local distinctiveness of the character of the built environment?				on sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact		Unlikely to have an impact on sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The developable area of the site is not within a flood zone. There are small areas of the site within surface water flood risk areas.	An FRA and SUDs would need to be provided	Flooding can have a negative impact on all elements of sustainability. Mitigation measures would be required to reduce this impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There is a significant positive impact from this policy in terms of the creation of a Country Parkland on the southern part of the site. The policy aims to make sure that there are no significant negative impact which could not be mitigated against.

Summary of Effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Medium term

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Option 2: A new policy taking into account new evidence

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The site referred to in the policy is well located for access to the countryside, and development will provide a country parkland, which will support and encourage active, healthy lifestyles.		There will be a positive impact on sustainability, with a significantly positive impact on GI through the provision and protection a Country Parkland.
	Will it increase opportunities for access to sports facilities?	+	The site referred to in the policy is adjacent to Newbury Rugby Club.		
	Will it protect and enhance green infrastructure across the district?	++	The policy requires the provision of and protection of part of the site a Country Parkland.		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	++	The policy requires additional access to the site, improving general accessibility for all modes of travel. Additional education provision on the site, or associated with it is also required.		There will be a significantly positive impact on sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site referred to in the policy is close to local services and facilities for walking and cycling opportunities and public transport services will be improved to serve the site.	Public transport services will be improved to serve the site as set out in the SPD.	There are already opportunities for walking and cycling on the site, measures introduced to improve public transport services will all ensure that the site has a positive impact on sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	The policy requires certain buffers and biodiversity enhancements to be provided on the site		Mitigation measures as required through the policy and SPD will ensure that there is a positive impact environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have an impact on sustainability
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact		Unlikely to have an impact on sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The developable area of the site is not within a flood zone. There are small areas of the site within surface water flood risk areas.	An FRA and SUDs would need to be provided	Flooding can have a negative impact on all elements of sustainability. Mitigation measures would be required to reduce this impact.

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Summary

There is a significant positive impact from this policy in terms of the creation of a Country Parkland on the southern part of the site and in terms of accessibility to services and facilities, as the policy would require additional all vehicle accesses to the site and additional education provision. The policy aims to make sure that there are no significant negative impact which could not be mitigated against.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Medium term

Appendix D

Statement of Consultation

West Berkshire Local Plan Housing Site Allocations Development Plan Document

Consultation Statement July 2014

1. Introduction

- 1.1 As part of the continued preparation of the West Berkshire Local Plan and its supporting documents we acknowledge the importance of involving the public and stakeholders at the earliest possible stage and recognise that their involvement should be a continuous process rather than one discrete exercise.
- 1.2 This Consultation Statement outlines the consultation we have undertaken so far in preparing the Housing Site Allocations Development Plan Document (DPD).

2. Initial consultation with town and parish councils on sites identified in the Strategic Housing Land Availability Assessment (SHLAA)

- 2.1 The SHLAA helps inform the preparation of the Housing Site Allocations DPD by identifying potential housing land. It is a technical assessment, not a policy making document, and as such, is part of the evidence base for the preparation of the Housing Site Allocations DPD. It includes potential housing sites within and adjacent to the larger, more sustainable settlements that are included within the settlement hierarchy set out in our adopted Core Strategy. This is where we will be allocating land for new homes.
- 2.2 Following the publication of the SHLAA in December 2013, the Council held a series of workshops with the District's town and parish councils in January and February 2014. The purpose of these sessions was to informally discuss the potential housing sites identified in the SHLAA and to gain further information on local issues, community aspirations and preferences for sites. Several ward members also attended the sessions. Following the events, draft notes of the sessions were sent to the parish and town councils so that they could add any further comments. Information was also sought on recent flooding events. All of this information is attached in Appendix A.

3. Regulation 18 consultation

- 3.1 As part of the preparation of the Housing Site Allocations DPD the Council is required to formally notify specified bodies and persons of the subject of the DPD and invite them to make representations on what it ought to contain. The Council therefore invited comments on the proposed scope and content of the Housing Site Allocations DPD for six weeks from Wednesday 30th April to Wednesday 11th June 2014. Our Regulation 18 Statement is attached in Appendix B. In accordance with the Council's Statement of Community Involvement (SCI) we invited comments from everyone who was on our Register of Consultees. This Register is a database of individuals, groups and organisations who we regularly contact on plan making matters that are of interest to them and is reviewed and updated on a continuous basis. Anyone making comments on a DPD is included on our database and is automatically kept informed of plan making matters as appropriate. It includes those specific and

general bodies identified in The Town and Country Planning (Local Planning) (England) Regulations 2012.

3.2 A summary of the representations received and details of how the representations have and will be taken into account in the preparation of the DPD are outlined in Appendix C. A number of points were made by consultees which raised concerns about the Council's proposed approach as set out in the Regulation 18 Statement. In summary, these covered the following issues:

- The Core Strategy figure of 10,500 is out of date. It does not reflect the District's objectively assessed need.
- The Council should delay the process and start a Local Plan following the outcomes of the SHMA.
- The figure should be considerably higher (various assessments given) and the DPD should seek to significantly boost the supply of housing in the District.
- The Duty to Cooperate has not been complied with.

3.3 There has been a careful consideration of all of the points raised during the confirmation of the Council's approach to the DPD. The background paper prepared as part of our Preferred Options consultation makes clear how the issues raised have been taken into account.

4. Duty to Cooperate

4.1 The Council has a Duty to Cooperate when preparing all DPDs. This Duty was introduced in the Localism Act of 2011 and requires us to work with neighbouring authorities and other prescribed bodies (Set out in Part 2 (4(1)) of the Town and Country Planning (Local Planning) (England) Regulations 2012) in preparing DPDs in order to address strategic issues relevant to our area. It requires that we engage constructively, actively and on an ongoing basis to develop strategic policies; and requires us to consider joint approaches to plan making. At the heart of the Duty is effective partnership working to achieve outcomes.

4.2 The other local planning authorities and public bodies that we will need to cooperate with will depend on the strategic matters we are planning for and the most appropriate functional area to gather evidence and develop planning policies. It is likely that we will need to work in different groupings for different strategic matters.

4.3 In May 2014 the Council produced a paper which set out how we will deal with strategic planning issues as part of the preparation of the West Berkshire Local Plan. In order to take forward the Duty to Cooperate in a holistic way we identified what we saw as the key strategic issues for West Berkshire both for the Local Plan as a whole and more specifically, the Housing Site Allocations Development Plan Document. We sought agreement on a finalised list of strategic issues for the Housing Site Allocations Development Plan Document and asked how bodies would prefer to be involved in dealing with them so that we could then establish appropriate governance and support arrangements for taking them forward. Details of which bodies we consulted, a summary of the representations received, the Council's response and subsequent outcomes, are outlined in Appendix D.

5. Keeping people informed

- 5.1 We keep people informed about the overall progress of the West Berkshire Local Plan in a variety of ways, such as e-mail updates to those on our Register of Consultees and updates on our planning policy blog. We also produce a Local Plan newsletter. The first one of these was published in December 2013 and the second in April 2014. Copies are attached in Appendix E. They were distributed to everyone on our Register of Consultees and copies were also made available in the main Council offices and in all libraries across the District.

SHLAA consultation with the parish and town councils

January-February 2014

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Introduction

The purpose of the consultation sessions was to informally discuss with the district's parishes and town councils the potential housing sites identified in the Strategic Housing Land Availability Assessment (SHLAA), preferences, local issues and community aspirations. Several ward members also attended the sessions.

The SHLAA is part of the evidence base for the preparation of the Local Plan. It identifies sites with housing potential and makes an assessment on developability. At this stage, the SHLAA only considers sites that are within or adjacent to the settlement boundaries.

The consultation sessions ran between January and February 2014, and following the events, draft notes of the sessions were sent to the Parish and Town Councils so that they could add any further comments. Information was also sought on recent flooding. These further comments are incorporated into the following notes.

**SHLAA Consultation Event – South Newbury
5 February 2014**

Present

Robert Beautridge	Greenham Parish Council
John Boston	Greenham Parish Council
Tony Forward	Greenham Parish Council
Shirley Huxtable	Greenham Parish Council
Heather Westbrook	Greenham Parish Council
Graham Hunt	Newbury Town Council
Anthony Pick	Newbury Town Council
Roger Hunneman	Victoria Ward Member
Tony Vickers	Northcroft Ward Member
Liz Alexander	West Berkshire Council
Sarah Conlon	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Western area 'catch all' session (6 February 2014):

Janet Haines	Enborne Parish Council (Interim Clerk)
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Site specific comments

NEW047A: Land adjoining New Road
NEW047B: Land north of Draytons View
NEW047C: Land to the east of Greenham Road
NEW047D: Land to the north of Haysoms Drive
NEW047H: Land adjoining Lamtarra Way

Newbury Town Council (NTC) would prefer if the whole of NEW047 could be retained as green space and would like to see all development within walking distance to green space. Greenham Parish Council (GPC) concurs with this view. It was felt that the cluster of sites forming NEW047 are ecologically sensitive and could have landscape impacts. Development in this area would be visually prominent.

The gap between Greenham and Newbury should be retained and it was felt there are better uses for the site than residential, for example NTC suggested allotments, community growing, recreational area. GPC would consider limited expansion to existing development but the vast majority of NEW047 should be retained as green space.

NEW047A is a designated wildlife site.

NEW47B and NEW047C are very popular with local dog-walkers and well used by the community. Such green spaces are very valuable resources as they take pressure off Greenham Common.

NEW047D is not vacant as described on the SHLAA and this should be amended – it is grassland.

It was explained by WBC that the sites forming NEW047 are divided into smaller sites as this is how the land was promoted to the Council. GPC would like NEW047 to be considered as a whole.

NEW054: The Vicarage, Greyberry Copse Road

Concern was raised about the impact on the listed church and Audrey meadows. NTC commented that the site is well used by local residents and the community, and would like the description within the SHLAA to be amended to read amenity land/car park. Development on this site would be visually prominent.

NEW053: Land to the north of Mill Hall School, Pigeons Farm Road

GPC would be supportive of development on this site. It is already close to other development and bus stops etc, so low density well designed housing on this site would mean another site could be spared. Although there are TPOs on the site, this was not seen as a constraint.

NEW056: Greenarces Gym, Greenham Road

It was agreed that this is a very important facility within the community. The planning requirements to replace the facility elsewhere and the same standard should be upheld and enforced. It was felt that the new facility should be built and in use before the old facility is demolished.

Given the facility is privately owned it could close at anytime and the ability to seek a replacement through planning would not be possible.

Greenacres aside, if the site was a field there was general agreement that development should take place on previously developed land before greenfield land, but if the site was already previously developed then it is in a very sustainable location and development could be considered appropriate.

NEW057: Land adjoining Pinchington Lodge

NTC commented that this site forms part of Sandleford Farm which has gradually been eroded. GPC commented that apart from heritage and landscape issues this is a good place to live – but a balance is required.

WBC explained that more heritage work would need to be carried out on certain sites before such sites could be allocated.

NEW058: Land to the east of Sandleford Lodge Mobile Home Park

GPC were concerned that much of the area has already be degraded through development and therefore a precedent has been set.

NEW059: Land to the south of Deadmans Lane

GPC raised concern regarding noise impact from the road and amenity site, they stressed the need to consider the cumulative impact. Development would increase the traffic problems in the area.

If an access was provided off the A339 into the Sandleford Park site this could reduce the noise impact.

Both GPC and NTC agreed that this site could provide a pedestrian and cycling access to Greenham Common.

Concern was raised over the visual impact on the historic park and garden.

NEW038: Land at Abbottswood, Newtown Road

This site has been allowed to degrade. NTC agree with the assessment set out within the SHLAA.

NEW008: Land adjoining Mencap Respite Centre, Pinchington Lane

Both GPC and NTC agreed that this site would be a good location for development.

NEW012: Land to the north of Newbury College

This site, whilst in some ways is an ideal location for development, is seen as a green gateway into Newbury. NTC would like to see this site used as allotments or for community growing.

Concern was raised over the cumulative impact of development on the road network and infrastructure providers. WBC explained that additional accesses for Sandleford Park were being pursued as a result of consultation and to increase the permeability of the site. The Council have ongoing discussions with infrastructure providers regarding, not just the Sandleford site, but the total housing requirement for the District.

NEW019: Land at Sandpit Hill / Andover Road

GPC suggested this site could provide strategic access to the Andover Road from the Sandleford Park site. This would also require the use of site NEW108.

NTC have concerns regarding the gradient and drainage of this site. The distance to the town centre could be an issue and development on this site could impact on views from the southern part of Sandleford Park.

NEW103: Sanfoin, Safoin Cottage, Garden Close Lane

NEW104: Land at Warren Road

There were mixed views about NEW104, on the one hand it has the potential for 10 large houses as an extension to Sandleford Park, but on the other it should be left as green space. Access to NEW103 raised some concern and there was general agreement that the site should be left as green space.

NEW108: Land at Wildwoods, Kendrick Road

GPC would like this site to remain as green space. Access to the site is an issue. The site could be used to form part of an access to Sandleford Park along with NEW019.

NTC would like this site to be considered for a wind turbine. It is the second windiest site in Newbury and could provide energy for Sandleford Park.

NEW091 and NEW092: Land at Wash Water (The Chase Phases 1 & 2)

NTC queried whether NEW091 and NEW092 (The Chase) were owned by the National Trust. It was explained by WBC that the site NTC were referring to was in Hampshire. Whilst NEW091 and NEW092 are collectively known as 'The Chase' there are very different circumstances surrounding them.

GPC considered these sites more sustainable than others discussed within the SHLAA.

NEW097: Land adjacent to Hill View, Wash Water

NTC agree with the assessment within the SHLAA for this site.

NEW090: Plot 2, Bell Hill

The site is located within the Newbury Battlefield and is not currently developable.

All sites on the western edge of Newbury are constrained by their location within the Newbury Battlefield.

NEW017: Land to the north and south of Enborne Road

NEW018: Land at Bonemill Lane

GPC expressed concern about the noise from the railway and issues regarding access to these sites. A road linking to the A34 would be required in order to ensure the sites were accessible.

NTC expressed a desire for NEW018 to be an extension to the existing allotments.

NEW011: Land adjacent to Oxford Road

Recently impacted by flood water.

Sites within the settlement boundary:

NEW021: Land to rear of Russell Road

Recently impacted by flood water.

NEW024: Land at St Johns Garage, Newtown Road

General agreement that this site should be developed - it is previously developed land and within settlement.

NEW082 Sterling Industrial Estate, Kings Road

General agreement that this site should be developed – it was considered that the link road is vital for the delivery of this site.

NEW087: Hutton Close

Impacted recently by flood water

General comments:

Any sites within the SHLAA should be considered in the context that Sandleford Park will be developed. Whilst the Council can not make development take place, discussions regarding the site are ongoing with the Sandleford Partnership.

GPC commented that it is important to progress sites to allocation to ensure a strong 5 year land supply and prevent development coming forward in a piecemeal manner.

NTC queried whether Sandleford Park could deliver more than 1000 homes in this plan period (up to 2026) which could then result in fewer allocations. WBC explained that the estimated rate of delivery from the site is 100 dwellings per year, and that development can only occur at the rate at which the houses can be marketed.

GPC commented that a balance needs to be sought between housing and employment – discussion focused around housing delivery but this needs to be considered in the context of jobs and employment. The evidence for employment land needs to be updated.

NTC raised concern about mixed use development schemes (business and residential).

There was a general desire for policy ECON6 to be updated, along with the development brief for New Greenham Park. It was explained by WBC that the role and function of the District's employment areas will be assessed at the next stage of the SAD DPD. This work will be based on updated evidence and site surveys.

GPC commented that the mix of houses was very important as some people within the parish may wish to downsize and remain within the area, so a mix is required everywhere.

GPC queried the use of CIL and it was explained by WBC that CIL has not been adopted or implemented yet, and therefore S106 still applies to development.

NTC raised concern that some Inspectors are making decisions against policy and that some Parish Councils are starting to campaign against PINS.

NTC would like to see more public consultation on the Market Street redevelopment.

NTC commented on the need to plan holistically for infrastructure which will be required to support development. Development will change the character of the Newbury and the District as a whole.

NTC stressed that we need to be thinking and planning for the longer term and highlighted the issues that could be facing Newbury in 60 years time – higher education, sports complex, concert hall, traffic issues etc. Also thought we should be considering sharing more services with Thatcham and that we need to think about how the individual communities interact.

**SHLAA Consultation Event – North Newbury
5 February 2014**

Present

Jeff Beck	Clay Hill Ward Member
Jim White	Cold Ash Community Partnership
Geoff Findlay	Cold Ash Parish Council
Mike Monroe	Cold Ash Parish Council
Linda Verner	Cold Ash Parish Council
Garth Simpson	Cold Ash Ward Member
Graham Hunt	Newbury Town Council
Anthony Pick	Newbury Town Council
Tony Vickers	Northcroft Ward Member
Bill Ashton	Shaw-cum-Donnington Parish Council
Lisa Harrop	Shaw-cum-Donnington Parish Council
Ted Hooker	Shaw-cum-Donnington Parish Council
Andy Nichol	Shaw-cum-Donnington Parish Council
Paul Bryant	Speen Ward Member
Roger Hunneman	Victoria Ward Member
Liz Alexander	West Berkshire Council
Paula Amorelli	West Berkshire Council
Laila Bassett	West Berkshire Council
Sarah Conlon	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Prior to the discussion of individual sites, the Town and Parish Councils summarised the approach they thought should be taken to potential future housing sites.

Newbury Town Council (NTC) – would prefer development on previously developed land and on greenfield only as a last resort. They disliked mixed industrial and residential development and thought that housing should be built within walking distance of green spaces and parks.

Sufficient capacity from industrial and commercial use must be maintained to avoid becoming a dormitory town.

Shaw-cum-Donnington (ScDPC) – sites should not encroach onto agricultural land. They had infrastructure concerns, particularly roads into Newbury.

Cold Ash (CAPC) – Concerned about the impact that development in other places would have on the Parish and AONB. Also concerned about flooding.

WBC noted that the Core Strategy is clear that there has to be some development on greenfield land.

Site specific comments

NEW045: Coley Farm, Stoney Lane, Ashmore Green

NEW096: Land off Stoney Lane, Stone Copse, Cold Ash

NEW105: Land at Yates Copse

The area is already densely populated and there was general agreement concerning the implications for existing infrastructure, particularly surgeries and highways.

Stoney Lane would need to be widened which CAPC would strongly oppose. Traffic on Turnpike Road would also be an issue. Flooding issues were also highlighted. There was a general concern about the potential loss of visual amenity as the area is one of the gateways into Ashmore Green. There was an appeal on the site about five years ago and the Inspector determined a height over which development shouldn't go due to landscape implications. The area is very steep in places – classic drift geology. Felt the area was an important recreational resource for birdwatchers, walkers, and horseriders.

NTC felt that the area is already densely populated, and significant infrastructure problems would include schools as well as surgeries and highways.

CAPC commented that these sites are extremely undesirable for the following reasons:

Environment:

- Loss of visual gateway to Ashmore Green and Cold Ash.
- The landscape is of a high character and represents a front-line buffer zone to the AONB.
- Yates Copse and Stone Copse are Ancient Woodlands/Wildlife Heritage Sites.
- An urban scene would cause the loss of 18th century hedgerows and canopies in Stoney Lane, an attractive amenity valued by walkers, horse riders and bird watchers.

Traffic/Access:

- Stoney Lane would need to be widened.
- Traffic in Kiln Road/Turnpike is high at c.30k movements/week with frequent tail-backs.
- The hypothetical housing numbers [45, 75, N/A] would generate an additional c. 4-6k movements/week.
- The shops in Shaw are limited.

Flood Risk:

- History of flooding in Manor Park, Waller Drive, Turnpike Industrial Estate and Cresswell Close(2007).
- A complex area of drift geology, with mixed sands, clays and gravels.
- Would require a major investment in flood retention ponds, and berms, along with an effective SuDs implementation.

NEW063: Pear Tree Lane

General agreement with WBC assessment. Concerns over access as currently shown to be from an unmade road. Impact on traffic and flooding, Tree Preservation Orders (TPOs) and wildlife concerns.

CAPC commented that the site is extremely unattractive for the following reasons:

Environment:

- Partial loss of visual gateway to Ashmore Green and Cold Ash
- Entails the partial loss of the southern part of Messengers Wood, an Ancient Woodland and Wildlife Heritage site with many TPOs.
- An historic site assessment is needed.

Traffic/Access:

- Access (via Pear Tree Lane) to Kiln Road/Turnpike and to Long lane is needed for access to shops, school and work.
- Traffic in Turnpike/Kiln Road (c.30k movements/week) and Shaw Hill (c. 50k movements/week) are high.

Flood Risk:

- Complex area of drift geology, with sands, silts and gravels.
- Flood history in the area from water run-off from Messengers Wood (2007 and 2014).
- Would require an investment in flood retention ponds and berms, together with an effective implementation of system of SuDs.

NEW001: Land at Long Lane

NEW010: Land at Long Lane, Shaw

There was general agreement that these should be considered as one site. The main issues were the consideration of the 2nd Battle of Newbury, the increase in traffic along B4009 and Love Lane, flooding, the impact on schools (currently full) and the impact on the character of Shaw-cum-Donnington. In addition, NEW001 is adjacent to Shaw Cemetery which has about 25 years worth of space left and the site could potentially be used as an expansion to that.

Flooding takes place from the site onto Shaw Cemetery and Cromwell Road. SUDs would be required. Site has recently experienced flooding.

Local schools are already full.

ScD have submitted the following pictures of recent flooding on the site, and these can be seen in Figures 1, 2 and 3 of Appendix 1.

CAPC commented that these sites are extremely undesirable for the following reasons:

Environment:

- The creation of an urban sprawl impacts an essentially rural scene.
- An historic site assessment is required.
- Loss of grade 2 agricultural land.
- Tree borders would need to be maintained.

Traffic/Access:

- Access to schools and shops would require additional footpaths/pavements in Long Lane and Shaw Hill.
- The junction of Shaw Hill/Kiln Road/Shaw Road is already complex for vehicles, pedestrians and cyclists.
- Hypothetical housing numbers [142, 55] would generate an additional 5-8k movements/week. Shaw Hill already takes 50k movements/week.

Flood Risk

- History of flooding both for surface water run-off and ground water swelling (2007 & 2014).
- Complex area of drift geology, with sands, gravels and clays over a chalk bedrock.
- Would require a major investment in flood retention ponds and berms, plus an effective SuDs implementation scheme.

NEW032: The Bungalow, Shaw Farm Road

There was general agreement that the principle of development on the site was acceptable. It was a relatively small brownfield site. There were concerns about access however.

NEW031A and B: Land at Shaw, west and east of A339

ScDPC concerned that a development of this size would double the size of ScD and destroy the character of the village. There was general agreement that this site should be considered at a more strategic level post 2026 as there would be significant infrastructure requirements which should be an integral part of the development. Phased development as currently proposed would not achieve this. Flooding, impact on traffic, access, pressure on schools also of particular concern.

Concern related to the sole means of access being from the Vodafone Roundabout. Suggestion made that access to the eastern site could be via the roundabout now on Vodafone property.

The site has been recently impacted by floodwater, as can be seen in figures 6, 7 and 8 of Appendix 1.

NEW051: Foxglove House, Love Lane, Donnington

ScDPC noted that the principle of development wasn't of concern but implementation could be an issue – particularly access (NTC noted that Love Lane cannot manage additional traffic). Would want to keep car park and allotments, otherwise the site could be contentious. Car park is used extensively for the Hall and the Parish Plan made clear that the allotments should be preserved.

NEW064: Upper Donnington

There was general agreement with the WBC assessment

NEW011: Land adjacent to Oxford Road

There was general concern that this was a water meadow and so should be retained. NTC had previously considered the northern part of this site for allotments.

Site has been impacted by flood water recently as can be seen in Figure 8 below.

NEW042: Land at Bath Road, Speen

It was agreed that the principle of development on this site may be acceptable. It was noted that the local residents were very opposed to this site and it was agreed that the allotments were the main issue. It was also relevant to the 2nd Battle of Newbury.

It was felt that traffic implications wouldn't be as extensive as other sites. But there were concerns that access would be an issue.

NEW040: Land south of Kimbers Drive, Speen

NTC thought this was inappropriate for development as it is a high quality green space. The steepness of this site was of general concern.

NEW106: Land at Moor Lane Depot, Hill Road

NTC were concerned about access issues. Hill Lane is the only way in.

Sites within the settlement boundary

NEW025: Land adjoining Faraday Road and Fleming Road

NTC suspect that there was recently standing water very close to the site.

NEW046: Quantel Ltd, Turnpike Road

NTC agreed this site had potential for redevelopment

NEW073: British Telecom, Bear Lane

NTC would be happy to see the BT building replaced, and have no objection in principle to the redevelopment of the site. However, given its central position, high-quality mixed-use development appropriate to its location in the town would be essential. An alternative site for the postal sorting office would need to be found.

CAPC, whilst also happy to see the BT building replaced and have no objection in principle to redevelopment of the site, commented that given its central position, an architecturally high-quality mixed-use development appropriate to its location in the town is essential. An alternative site for postal sorting will have to be found.

NEW087: Hutton Close

NTC thought that only the southern part of this site had potential for redevelopment, although concern raised over traffic impact as Shaw Road is already congested at peak hours.

The site has recently suffered flooding, as can be seen in Figure 9 of Appendix 1.

NEW075: Waterside Youth Centre

NTC considered this was inappropriate for development. NTC feel that it is an essential youth and community centre and should be kept this way. It would be wasted as a residential space.

NEW107: Units 1-22 River Park Industrial State, Ampere Road

NTC thought this should be retained as an industrial area. They suspect that there was recently standing water very close to the site.

NEW109: Newbury Business Park

NTC considered this was inappropriate for development; it should be retained for business use. They suspect that there was recently standing water very close to the site.

NEW110: London Road Industrial Estate

NTC suspect that there was recently standing water very close to the site.

General comments

NTC stressed that we need to be thinking and planning for the longer term and highlighted the issues that could be facing Newbury in 60 years time – higher education, sports complex, concert hall, traffic issues etc. Also thought we should be considering sharing more services with Thatcham and that we need to think about how the individual communities interact.

NTC also commented that we must keep sufficient capacity for industrial and commercial use, to avoid becoming a dormitory town.

**SHLAA Consultation Event – Cold Ash (and Thatcham)
5 February 2014**

Present

Geoff Findlay	Cold Ash Parish Council
Mike Monroe	Cold Ash Parish Council
Linda Verner	Cold Ash Parish Council
Jim White	Cold Ash Community Partnership
Garth Simpson	Cold Ash Ward Member
Liz Alexander	West Berkshire Council
Paula Amorelli	West Berkshire Council
Laila Bassett	West Berkshire Council

Apologies:

Cllr Hilary Cole (Exec Portfolio – Planning)

The workshop session started with a joint discussion with members of Thatcham Town Council about the Cold Ash sites that are located immediately north of Thatcham: THA010, THA011, THA014, THA016 and THA027.

CAPC submitted during the session some written comments on factors that affect Cold Ash. These are covered off in the general comments section below, however the written comments are included in full at Appendix 2.

The comments made by CAPC relating to sites THA011, THA014, THA019 and THA027 apply equally to those sites when listed in document “SHLAA Consultation Event – Thatcham (and Cold Ash) 5 February 2014”

THA010 (Hillview Farm, Ashmore Green Road) and THA016 (Land to the North of Ashmore Green Road):

Cold Ash Parish Council (CAPC) and Thatcham Town Council are in agreement with West Berkshire Council (WBC) that both sites are not currently developable.

It was highlighted that the sites are on high gradients. Development at these locations would destroy the Ashmore Green area.

THA011 (land to the north of Bowling Green Road), THA014 (land at Regency Park Hotel) and THA027 (The Creek, Heath Lane):

Traffic a concern – the roads are heavily used at present and the existing road network is struggling to cope. Extra traffic as a result of development will exacerbate this. Bowling Green Road would be affected.

West Thatcham flooded in 2007. North Thatcham residents are concerned at water runoff causing flooding, especially at Bowling Green Road. If flood prevention techniques are used, still have to find somewhere to put water. WBC is putting in new balancing ponds, but concern by parishes that the amount of development may be too much for the ponds (WBC construction of remaining eight retention ponds in the Thatcham SWMP is dependent on Defra and EA funding; this is not guaranteed and the second pond has received no funding). SuDs are designed to offset new buildings only and no allowance for the alleviation of existing flooding is made. There is a statutory requirement to provide SuDs in new developments; no national SuDs

standards exist and enforcement of SuDs implementation is not guaranteed if a development project becomes uneconomic due to the cost of SuDs provision after planning consent has been given.

Visually, development would detract from the rural approach to Cold Ash. Thatcham Vision's consultation on the Thatcham Plan has revealed that gaps between settlements are an emotive issue, and there is strong support for gaps remaining and not being diminished.

All three sites are traditional agricultural land with ancient woodlands and pre-enclosure hedgerows.

If the three sites are considered separately, flooding will still be an issue and there will still be an adverse impact on traffic flows. Both Parish Council's are concerned that precedents would be set should the sites be developed. The sites are some distance from services and public transport.

Overall, CAPC feel that sites THA011, THA014 and THA027, when viewed collectively, are extremely undesirable for the following reasons:-

Environment

- would cause a dramatic reduction in the visual and physical separation of N Thatcham and Cold Ash village, with the loss of a rural gateway to Cold Ash
- eliminate the rural views from Bowling Green Road, Heath Lane and lower Cold Ash Hill, much valued by the residents
- highly visually intrusive from many vantage points looking south from Cold Ash village
- destruction of a pre-18thC field, and associated hedgerows
- abuts ancient woodland, putting habitat at risk
- destroys area of tranquillity and agricultural land between N Thatcham and Cold Ash

Traffic

- heavy impact on peak traffic flows along Heath Lane and Cold Ash Hill; also impacts A4 access from Tull Way and Floral Way
- significant access issues to Heath Lane and Bowling Green Road
- remote from very limited public transport and commercial and social facilities, driving heavy car dependency

Flooding

- site required to locate 2/3 additional, unfunded, flood retention basins to complete flood protection for significant area of N Thatcham
- sewerage system of Northfield Road incapable of taking up extra load from a large development
- no legitimate enforcement capability for SuDs system required for such a development
- land has flooded previously and contributed to flooding (see Thatcham SWMP); sequential test of flood risk should eliminate this site versus others in district

THA019: Land at Little Copse

Little Copse is ancient woodland and development would surround this. It is possible that there are dormice and newts on the site.

Question of access – an access point on Cold Ash Hill would impact on traffic flow. CAPC noted that peak flows on Cold Ash Hill are 500 vehicles an hour and roads in the area are narrow old farm tracks.

The site offers good visual amenity to areas south of the site.

Development here would affect the gateway to Thatcham.

The site offers good visual amenity to areas south of the site.

Development here would affect the gateway to Thatcham.

Overall this site is extremely undesirable for the following reasons:-

Environment

- visually very intrusive when viewed from a number of locations looking south from Cold Ash
- creation of an urban sprawl in an explicitly rural scene
- would destroy the character and visual amenity of Cold Ash
- would effectively surround the Little Copse ancient woodland and damage the wildlife habitat
- would create substantial additional noise and disturb the tranquillity of Southend
- destruction of one of the few remaining pre 18thC fields in the Parish

Traffic

- no realistic access to the site, the alternatives being: another access on to Cold Ash Hill (which carries >35k traffic movements per week); through the Southend estate; on to Laurence's Lane, a single lane farm track
- the increased traffic will generate an additional 1,000 movements per week, adding to peak time overload
- remote from very limited public transport, and all commercial and social services which will drive car usage

Flood Risk

- increased surface water runoff from the site which is significantly above the new retention pond, increasing the load on this facility which only partially protects N Thatcham
- sewerage system in N Thatcham inadequate to accept further load

COL002: Land at Poplar Farm

There are limits to development of this site because of a listed building and the site being in a line of flooding.

This site lies directly in the path of surface water run off from further up the escarpment (See flooding in the past few weeks on Poplar farm). Any building would be situated on a drift geological formation that exacerbates flooding further downhill. There is an existing Grade 2 listed building on the site. The site forms a significant part of the open views from the village over the surrounding open slopes and farmland.

COL004: Liss, Cold Ash Hill

Limited potential, but there could be a small amount of development on the site. CAPC considered this to be the least worst site.

Site sits ahead of surface water that runs down.

This site lies at the head of a gully (drift – silt/sand/gravel – geological formation), any building would add significantly to downhill flooding. The slopes and nature of the land would much reduce the amount of housing that this site could support. The site is outside the existing settlement boundary, traffic from the site would add to the already dangerous situation outside St Marks Infants and Junior school.

COL006: St. Gabriel's Farm

The site is on a ridge and there are good views southwards.

A gully runs along the base of the site so development would have implications on flooding and run-off.

There are no footpaths and the road is narrow. Unsustainable site.

This site sits on an exposed ridge and is a significant view and important open slope. Development of the site would close a significant gap between existing housing, worsening the ribbon development to the detriment of the character of the village. Lower down the slope, immediately below the site, is a gully made up of a Sand/Gravel- Drift geology, which will add to the downhill flooding. There are no footpaths that allow for walkers to get to public transport or local schools and shop, which would mean additional vehicular traffic.

Overall, CAPC feel that sites COL002/004/006/010 are unsuitable for the following reasons:

Environment

The main village of Cold Ash is situated on a ridge and lays immediately adjacent to the North Wessex Downs AONB. Building on these sites would contravene NPPF guidelines that states that highly visible areas such as exposed ridges, landforms and open slopes should normally be protected. Areas of sporadic, dispersed or ribbon development should normally be excluded from development, this combined with the Parish being on the fringe of the AONB means that any open spaces should be safeguarded from development. The wider setting and important views should be taken into account when proposing development.

Traffic/Access

Traffic is already a problem within and through the Parish. Hermitage Road, The Ridge, Ashmore Green Road, Stoney and Lane Fishers Lane are old farm tracks with poorly constructed paving to carry the now substantial volume of traffic using these roads as rat runs to the M4 and A34 and Newbury. Additional traffic volume would overwhelm the Parish and cause substantial deterioration in the quality of life for the Parishioners.

Flood Risk

Cold Ash Parish is built mainly on a ridge, an escarpment, the geology of which (complex area of drift geology, with sands, gravels and clays over a chalk and clay bedrock) means that there is a history of flooding downhill from the main village, both from surface water run-off and ground water (2007 & 2014) flowing downhill from the

Parish to the towns and villages in the Kennet Valley. Current flood retention ponds being built at the bottom of Cold Ash Hill, on the northern border of Thatcham, are specified *for the existing run-off volumes*. Any additional building in above these ponds will only add to the problem.

COL007: Land at St. Gabriel's Convent

Convent still in use. CAPC of the view that the sheltered accommodation would be suitable at the convent. CAPC of the view that the sheltered accommodation would be suitable at the convent.

The land adjacent to the site is lies in a natural valley and is very steep.

COL009: Baggars Folly, The Ridge

Parish Council in agreement with WBC that the site is not currently developable. They added that the steep slope of the site would be very difficult to build on. The site is also poorly related to the settlement. Within the AONB.

COL010: Land at Westrop, The Ridge

Unsuitable. There are exceptionable views from the site, which lies within the AONB.

NEW001: Land at Long Lane

This land should be protected should the cemetery need to expand in the future.

General Comments

Flooding:

Geology of Cold Ash influences flooding. Cold Ash lies atop a steep scarp slope that runs from east to west along a ridge. The east-west ridge controls the flow of drainage southwards towards the flood plains of the Kennet Valley.

Future developments must not compromise the flood prevention solution works at Little Copse and north of Henwick Creek and Tull Way, which remain unfunded.

The adverse effects of further flooding should be mitigated by controlling the flash flow of heavy rain, and avoidance of development on known water courses, water storage and drainage areas.

Traffic:

Increase in traffic over the last 15 years as a result of development, reduction in bus services and an increase in numbers at the two primary schools (the two schools are both voluntary aided and so serve a large catchment. Parents tend to drive to and from the schools).

Increase in commuter traffic through Cold Ash to the A4 and M4. The extended chicanes through the village create hold ups at peak times. When there are accidents on the A4 and M4, drivers tend to divert through Cold Ash.

Traffic volumes are high on Long Lane and Shaw Hill Road.

Development in the village should not lead to further traffic increases.

CAPC have submitted details of the average weekly rate of traffic in Cold Ash. This is included in Appendix 2.

Other:

Rural character of Cold Ash should be retained.

CAPC would like to see the AONB boundary changed so that all of Cold Ash is included. They consider Cold Ash to be an area of high landscape value. WBC advised that landscape assessments would be undertaken on the SHLAA sites.

CAPC queried what the housing requirement is for Cold Ash. WBC clarified that there is no set housing requirement per settlement, and the amount of development depends on factors such as facilities and services, as well as the availability of suitable development opportunities.

As a service village, Cold Ash is deprived of facilities so there is an increased dependency on Newbury and Thatcham. New recreational facilities are required as existing ones are well used and book up quickly. There is also a lack of public transport facilities.

Concern that Thatcham Garden Centre in the SHLAA (ref. THA023) as development here could add more traffic in Ashmore Green and Cold Ash.

Broadband speeds an issue in Cold Ash.

**SHLAA Consultation Event – Thatcham (and Cold Ash)
5 February 2014**

Present:

Mel Alexander	Thatcham Town Council
Lynne Pettyfer	Thatcham Town Council
Mireille Willan	Thatcham Town Council
Roger Croft	Ward Member for Thatcham
Keith Woodhams	Ward Member for Thatcham
Liz Alexander	West Berkshire Council
Alistair Buckley	West Berkshire Council
Sarah Conlon	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Apologies:

Sheila Ellison (Ward Member for Thatcham)

The group initially discussed the sites within Cold Ash, but adjacent to Thatcham with Cold Ash Parish Council. (THA010, THA011, THA014, THA016, THA019, THA027).

Site specific comments

THA010: Hillview Farm, Ashmore Green Road) / THA016: Land to the north of Ashmore Green Road)

These sites are not seen as developable by Cold Ash Parish Council. Surface and groundwater flooding are issues here. The ground is currently saturated. Run off from the hills to the north of Thatcham lead to flooding in 2007 and can lead to pooling of water along roads in the northern part of Thatcham. While some flood alleviation works, in terms of balancing ponds, are currently going on, these are for the existing problem not future issues.

Sewerage systems would need to be upgraded.

Traffic along Heath Lane and surrounding roads is bad and much of the road network cannot take more traffic. Public Transport in this area of Thatcham is not great.

Visually development of these sites would detract from the entrance into/out of Thatcham.

Thatcham Vision refresh residents consultation indicates residents would like to keep the gap between settlements.

There is a fear amongst local residents that should 1 site go for housing it will set a precedent for further development in the future further outside Thatcham.

THA011: Land to the north of Bowling Green Road) / THA014: Land at Regency Park Hotel) / THA027: The Creek, Heath Lane

It was considered that the flooding issues and traffic problems, especially at peak times, are so significant that development of these sites would be unacceptable.

Development of these sites would visually detract from the entrance to Cold Ash and reduce the gap between Cold Ash and Thatcham. Both Parish Councils would not like to see the identity of the two settlements lost.

The sites are considered to be remote from services and facilities, such as bus stops and the Town Centre.

THA019: Land at Little Copse

Part of this site is being used for the flood attenuation scheme.

Little Copse, is an ancient woodland, already with development on one side. Any further development would have a negative impact on the woodland and the wildlife associated with it.

Access to the site would not be easy and the local roads are not really suitable for more traffic, especially near to the school (St Mark's Cold Ash).

Development of the site would lead to the sprawl of development going up Lawrences Lane. This would destroy the character and visual amenity of Cold Ash.

Concern traffic from here would use Cold Ash as a 'rat-run' to reach the M4.

THA008: Land at Siege Cross Farm and Colthrop Manor) / THA007: Land at Harts Hill) / THA028: Land north of Floral Way and east of Harts Hill Road

Development here would contribute to flood risk in Thatcham. The impact of development here would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus service).

A gully runs through THA008 which would increase the flood risk.

There are capacity issues at Kennet School, more so than at the primary schools.

THA028 is considered more acceptable than THA007 or THA008.

THA023: Thatcham Garden Centre) / THA009: Land at Tull Way (potential sites for leisure / education)

Planning history of the site is against development. Development could lead to traffic issues on Tull Way.

Some people felt that these sites would not be too bad, while others did not agree.

THA009: Land at Tull Way

Town Vision queried whether this site could be used for an extension of Henwick Playing fields. The view to the countryside are considered very important to the local residents.

THA023: Thatcham Garden Centre

There is a 100 year lease on part of the site, which could affect deliverability.

THA035: Kingsland Centre

The site has planning permission, but nothing has happened.

THA028: Land north of Floral Way and east of Harts Hill Road (a site to be considered further)

Similar comments to THA008.

Residents don't think that development should go here as it could set a precedent for future development on the other side of Floral Way.

A general feeling that this site could be more acceptable as there is already development on the other side of Harts Hill Road.

THA033: 99 Station Road

A good example of infill development.

THA013: 20-26 Chapel Street

A few applications have been in for this site. Only suitable for a small number of homes.

THA029: Former depot at Pound Lane

Land to be sold by WBC. Would be a good site for development

THA034: 1-8 Clerewater Place, Lower Way

The site is currently offices. This could be redeveloped under permitted development rights.

THA025: Land at Lower Way (a site to be considered further)

This site is within the Thatcham Moors Nature Reserve. The site does seem like logical place for development.

THA006: Lower Way Farm

Site is located adjacent to the sewage treatment works and floods. Potentially a site for allotments.

THA004: Rainsford Farm, Crookham Hill

Flooding is a major issue. Marina idea is one of interest. Development here could not take place unless improvements were made to the Thatcham Level crossing.

Potential to open up another crossing of the Kennet through the site. May not be practical now, but should be considered for longer term.

General comments

A large volume of traffic goes from North Thatcham to Basingstoke crossing the Thatcham level crossing. Improvements to this route are required.

Residents don't want development on hillsides.

Open space behind Francis Baily Primary School is included in the preferred option of flood attenuation measures in the Thatcham Surface Water Management Plan (Francis Baily detention basin).

Colthrop – Parish Council asked if there was any reason development could not go here. The vision consultation asked residents if unused industrial land should be used for housing. 70% of respondents said yes.

The Council were provided with a copy of the Thatcham Vision Community Survey results, which summarised below.

After the session, Thatcham Town Council submitted a report that considers the issues that have arisen as a result of the 2007 floods in Thatcham and what measures have been taken. They have additionally submitted 2007 flood survey maps of Thatcham and Cold Ash.

Thatcham Vision

Consultation on the Thatcham Vision with local residents has highlighted several points, which are identified below:

- Residents are opposed to development in green spaces between parishes.
- Would like lots of small developments, rather than a few large ones
- Preference for development to be carried out on unused industrial land before Greenfield
- A need for starter homes, affordable housing and low cost family homes
- The need for additional playing field / sports facilities
- A new secondary school and potentially a new primary school
- Residents are opposed to development on hillsides that will destroy the rural outlook of the town.

**SHLAA Consultation Event - Holybrook, Tidmarsh with Sulham & Theale
10 February 2014**

Present

Brian Bedwell	Calcot Ward Member
Hilary Cole	Executive Portfolio Holder – Planning
Mary Bedwell	Holybrook Parish Council
Clive Littlewood	Holybrook Parish Council
Charles Bateman	Theale Parish Council
David Wood	Theale Parish Council
Nick Flint	Theale Parish Council
Jo Friend	Theale Parish Council
Alan Macro	Theale Ward Member
Paula Amorelli	West Berkshire Council
Alistair Buckley	West Berkshire Council
Sarah Conlon	West Berkshire Council
Caroline Peddie	West Berkshire Council

General comments

Prior to the discussion of individual sites the Parish Councils made some general comments which they thought should be taken into account when considering any more development in this area as a whole. Theale Parish Council also submitted further written comments at the session which note the following:

Item 9 SHLAA Strategic Housing Land Availability Assessment

Some of the assessments already done appear correct but I think Area THE009 should be reconsidered as this would make an ideal site for a new build Primary school with associated playing fields and car parking. This car parking area could also be used for staff and pupils at the sixth form college adjacent on deadmans lane and this would ease the parking in the village especially The Green and Meadow Way.

Existing Primary school land could be sold off for housing, Kept for nursery class use, Part of the land sold to the church so they could build a Parish centre.

Some of the comments I have heard include, the present school site is getting overloaded, not enough room for the children to play properly, we do not want another monstrosity like the one built last year, do not want to lose any land from the recreation ground as play space is essential and hopefully a scooter park can be built in this area. I believe the council do not want to lose control of the practice football area even though an all weather pitch sounds tempting but will come with large maintenance costs.

The last few comments are not really housing related but may be if Theale develops in the next Twenty / Thirty years as people hope, Schooling will be a major issue, so get it right first time and save money in the long run.

Serious consideration must be given is not to have any more new housing in Theale until Thames Water find a permanent solution for their waste water problems.

Infrastructure:

Both Councils were very concerned about the impact on the existing infrastructure and thought that in general facilities needed improving.

Holybrook Parish Council commented after the meeting that there is a general lack of amenities and facilities in Holybrook Parish. There are for example, no shops, post office or doctors' surgery to name but a few, and further housing would inevitably mean more vehicular traffic in an area that is already stretched to cope with existing traffic volumes.

Transport:

Transport issues and the impact on Junction 12 of the M4 were at the forefront of everyone's concerns, and following the meeting Holybrook Parish Council commented that West Berkshire Council will already be well aware of the very serious concerns about the impact the IKEA development will have around Junction 12 of the M4. These two sites could not be closer to Junction 12 and if development on either of them were allowed to go ahead, this would only exacerbate the traffic problem.

The Berkshire Fire and Rescue Service will have given notice that it will be relocating its Control Centre from Dee Road in Reading to Pincents Lane and there are discussions about creating a new Fire Station located in Theale. Once these go ahead, fire appliances will need good, unfettered access to the M4 and A4. The developments with the additional traffic they will generate would only serve to worsen the problem for the Fire Service.

Education:

Education issues were also of particular concern. Schools in Calcot were thought to be full and there was concern for both the primary and secondary schools in Theale. It was felt a holistic and long term approach should be taken to the education issues in Theale - if we got it right the first time it would save money in the long run.

Theale PC has heard comments that the present school site is getting overloaded and that there is not enough room for children to play properly. If Theale develops in the next 20/30 years, schooling will be a major issue. Important to get it right first time.

Following the meeting, Holybrook Parish Council advised that Councillors would question whether the local schools are able to accommodate increased numbers of children. It is believed that the primary and secondary schools, both in Theale and Calcot are already full and if so, the education infrastructure would prove inadequate.

Other:

In general, Theale PC felt that Theale should be allowed a period of consolidation after the Lakeside site has been developed.

It was noted that about 40% of the residents of Theale parish are of pensioner age or are single occupancy households and that this should be taken into account.

It was also noted that there have been some discussions elsewhere about a new fire station being located in Theale.

Theale Parish Council commented that Thames Water must give serious consideration to waste water problems before any housing is built.

Theale also noted that none of the recreation ground should be lost because play space is essential and a scooter park could be built in this area.

Site specific comments

EUA025 - Land Adjacent to Junction 12 of the M4, Bath Road, Calcot

There was general agreement that the main issues for this site were the flooding issues on part of the site, the impact on Junction 12, the general impact of increased traffic levels as a result of IKEA and the overall noise pollution from the railway and motorway which is exacerbated by the topography of the area.

EUA026 - Land adjacent to Bath Road and Dorking Way, Calcot

It was considered that this site has potential for development but that the traffic implications would need to be carefully considered.

EUA025 - Land Adjacent to Junction 12 of the M4, Bath Road, Calcot

EUA026 - Land adjacent to Bath Road and Dorking Way, Calcot

Following the meeting, Holybrook Parish Council commented that if, as a result of the IKEA development, any major improvements were considered necessary to Junction 12, these would be prohibited if housing were already constructed on that site.

The potential for flooding is high in this area. Much of that area was under water for some months earlier this year and a thorough flood risk survey would need to be undertaken before any development took place.

This site is immediately adjacent to the busy M4. The noise level would be such that it would be most unlikely to be an attractive area in which to live.

The site also contains a WW2 'pill box'. It is believed that some while ago this was designated as a refuge for bats. This would require investigation, as would the question over whether this was considered to be a Listed 'building' of any description.

Some while ago, there was a proposal to situate a 'Park & Ride' facility in the areas now under consideration. This was rejected on appeal since even at that time it was recognised that the area around Junction 12 was congested.

There is a belief that contained within the overall Planning Strategy for West Berkshire there is an ambition to retain spatial distance between the communities of Calcot and Theale. Any development in this area would negate such an aim and would mean that the two communities were separated only by the line of the motorway.

The Parish will vigorously oppose any application for development on these sites.

EUA027 – land north of Pincents Lane, Calcot

The main issues here were to do with access and traffic and also that the site was in the AONB.

EUA037 - Former Horncastle Ford Site, Bath Road, Calcot

It was felt that this had potential for development, particularly for apartments.

EUA007 – Turnhams Farm, Pincents Hill

The traffic implications of any development here were of most concern. It was noted that Junction 12 and the Sainsbury's roundabout are already congested and that with the IKEA development access could be particularly difficult. The traffic issues would also affect surrounding sites such as EUA025 and THE005. There is also potential for flooding on the site.

THE001 - Former Sewage Works, Theale

THE002 - Whiteheart Meadow, Theale

THE005 - Land at Junction 12, Theale

There was general agreement that these should be considered as one site. There was potential for flooding on the site as it was known that both THE002 and THE005 take the flood water from Sulham Brook. Noise issues from the M4 were of concern as were the overhead power lines, access and potential land contamination issues from the sewage works in THE001.

THE004 - Land to the south of the High Street, Theale

The location of Theale Community Hall needs to be considered in any development on this site. The detrimental impact on the rear view of existing housing, access and flooding were the other main issues highlighted

THE003 - North Lakeside, The Green, Theale

The main concerns focussed on access issues which would be via St Ives Close. A planning application currently exists for half the site.

THE007 – land at Theale Boating Lake, Station Road, Theale

There was general agreement with the WBC assessment that this was currently not developable

THE009 - Field between A340 and The Green

It was suggested that this area would make an ideal site for a new build primary school with associated playing fields and car parking. This car parking area could also be used for staff and pupils at the sixth form college adjacent on Deadmans Lane and this would ease the parking in the village especially The Green and Meadow Way. There is also the potential to use this site as an overflow car park for other schools as Theale Green School will also need to be expanded. There are flooding issues on a section of the site which is waterlogged at present. If this was pursued, it was suggested that the existing primary school could then be sold off for housing, kept for nursery class use, or part of the land sold to the parish church so that they can build a parish centre.

There was concern expressed that this site should not be developed in addition to THE011 as it would be too much in this area.

THE011 - Lakeside, Theale

It was noted that the former railyard site will need to be decontaminated and that when developed, this site would increase Theale's housing by 30%.

**SHLAA Consultation Event - Purley on Thames and Tilehurst
10 February 2014**

Present

Jean Gardiner	Tilehurst Parish Council
Jacky Major	Tilehurst Parish Council
Rick Jones	Purley on Thames Parish Council
Graham Rolfe	Purley on Thames Parish Council
Tony Linden	Ward Member for Birch Copse
Sarah Conlon	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Site specific comments

EUA35: 72 Purley Rise

Purley on Thames Parish Council have great concerns about this site. They would not want to see it as a Gypsy and Traveller site. The site has more previous planning history than that stated in the SHLAA and this should be updated. The site has had two applications refused, one of which was refused at appeal, and it has an extant planning permission for one 2-bed house.

The Parish Council are keen that the Inspector's decision on the application be considered, especially with regard to the rural nature of the area and the potential for further encroachment towards Pangbourne (12/02215/FULD – 72 Purley Rise).

EUA30 Land north of Purley Village

The site is not currently developable.

EUA34: 1053-1057 Oxford Road

This site has planning permission and development is currently under construction.

EUA10: Land between Oxford Road and Theobald Drive

The site is not currently developable.

EUA008 Stonehams Farm, Long Lane

EUA003 Stonehams Farm, Long Lane

Tilehurst Parish Council are strongly against any breach of the settlement boundary. The Parish Council stated they were aware that these sites would come forward as the next pressure points within their parish. They are outside of settlement and would encroach into the AONB which would potentially set a precedent for further development beyond these sites.

The Parish Council feel there are insufficient facilities to sustain more development - the schools and doctors surgeries are full. Whilst these two sites are currently dry there are drainage issues.

It was explained by WBC that as part of the Local Plan process the settlement boundaries would be reviewed and any site allocations would be included within the revised settlement boundary.

After further discussion it was considered that developing part of EUA008 would be the most sensible approach given the area will need to accommodate more houses – this would enable the settlement boundary to be amended to include some of EUA003 and EUA008. This would need further consultation with the Parish Council and local Ward Members should it be progressed.

EUA031: Land to the east of Sulham Hill

This site is used for equestrian purposes and is seen as important open space by the community. Concern was raised as to where the horses would graze and people ride horses if this site was developed – an alternative would need to be found, but it was felt that there were no alternatives.

EUA032: Land to the east of Sulham Hill between Barefoots Copse and Cornwell Copse

EUA033: Land to the east of Long Lane and south of Blackthorn Close

The Parish Council would be very concerned about the development of these sites. They are currently very wet. Development here would impact on the AONB and the adjacent woodland. Despite the woodland being poorly maintained, it is seen as valuable open space by the community.

It was explained by WBC that development on sites within the AONB would count towards meeting the housing figure for the AONB but would actually be meeting the needs of the Eastern Urban Area.

Tilehurst Parish Council feel EUA031 / 032 / 033 are most vulnerable and they would rather other sites were developed before these are considered.

EUA024: The Colonade, Overdown Road

The site is within the settlement boundary and therefore there is a presumption in favour of development.

EUA036: Land at Little Heath Road

The site is currently not developable. The location of the site within the AONB was discussed, along with the impact on the road network. Kiln Lane experiences drainage problems and therefore the site can be very wet.

EUA001: Dacre, New Lane Hill

EUA011: Land north east of Calcot Park Golf Club

These sites are within the settlement boundary and therefore the Parish Council are not surprised that they have been submitted as part of the SHLAA. Whilst not very accessible, the Parish Council would not be against development on these sites.

EUA005 Land at Calcot Golf Course, Calcot Park

Same comments as EUA001 and EUA011.

EUA016 Murdochs Diner, Bath Road

The Parish Council would not be against the development of this site, but stressed that any development would need to be appropriate.

EUA007: Turnhams Farm, Pincents Lane

The Parish Council are very concerned about this site. It has very poor access, is used by the community to walk and it is seen as an extension to existing open space within the parish. The pressure that would be placed on Tidmarsh Road, Langley Hill and Pincents Lane would be significant in terms of traffic generation. The expected increase in traffic within the area when IKEA opens will only exacerbate the existing problems.

There is strong opposition to development on this site by the local community, Ward Members and MP.

The Parish Council would like to see the Inspector's Report for the previous application be taken into account when considering this site (09/01432/OUTMAJ).

EUA004: Land at Pincents Lane

EUA027: Land north of Pincents Lane

Both sites have poor access and would have a significant impact on Pincents Lane and the surrounding roads. The Parish Council also have concern about encroaching into the AONB.

EUA013: Turnhams House, Pincents Lane

This is a large plot with one house and could potentially fit a fair number of dwellings. Accept that it would be considered as previously developed land but would not like to see flats on this site.

The Parish Council would like to see some small bungalows for the elderly within the area, and could see potential for EUA013 to provide such development. It was stressed that with an aging population there needs to be consideration given to providing bungalows near to shops, bus stops etc to allow people to downsize but stay within the area.

EUA025: Land adjacent to Junction 12 of the M4

EUA026: Land adjacent to Bath Road and Dorking Way

Tilehurst Parish Council would be against any development on either of these two sites. EUA025 is within the flood plain and there should be sufficient land to soak up flood water. Development on EUA025 especially could result in flooding within the Beansheaf area.

General comments

Purley on Thames Parish Council raised concern over the loss of identity of settlements/villages. There is concern that development will result in Pangbourne and Purley on Thames merging similar to creeping development between Tidmarsh and Pangbourne. The identity of villages and the rural character of the area is what makes the District so attractive and it is important that this is maintained.

Purley on Thames has experienced a lot of infill development in recent years, mainly large family homes. There are no problems in selling these homes so there does appear to be a level of demand but the Parish Council are not aware of any latent demand beyond this. They have explored the possibility of carrying out a Housing Needs Survey for the parish but Purley is not seen as rural, therefore there is no support from the Rural Housing Enabler for this study.

Purley on Thames Parish Council suggested an alternative site for development which they would have no objection to, however this site has not been promoted to us.

Tilehurst Parish Council would not be against development on EUA037 as the site is already within the settlement boundary and providing housing would improve the image of the site. The site has been marketed for a car dealership but there is no market for this.

Tilehurst Parish Council do not see that there is much scope within the parish for further development. There is a strong desire to keep green spaces and allow areas to absorb rainwater to alleviate flood risk.

It was asked how windfalls are taken into account and it was explained by WBC that an element of windfalls are included within the housing figure but it needs to be demonstrated through the plan process that there are sufficient deliverable sites to meet demand without relying on windfalls.

**SHLAA Consultation event – Bradfield South End and Pangbourne
10 February 2014**

Bradfield South End

Present

Andrew House	Bradfield Parish Council
Paul Isherwood	Bradfield Parish Council
Quentin Webb	Ward Member for Bucklebury
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Alistair Buckley	West Berkshire Council

The Parish Council began by explaining that the parish was generally happy with organic growth rather than large scale development. This is set out in the parish plan. The size of the SHLAA sites was of concern and there was a view that the infrastructure of the village could not cope. There is one shop and one pub. Concern was also expressed about light pollution and noise pollution. There is limited public transport which could be an issue if social housing were to be provided in the village. Generally accessibility was felt to be poor, specific issue include Union Road, which has limited volume and South End Road which runs parallel to the A4 and therefore gets used as a rat run. Impact on the AONB is a further issue – it was explained that additional landscape work needs to be carried out for these sites.

Site specific comments

BRS002: Corner of Cock Lane and South End Road

This is a smaller site which was considered to better reflect the Parish Council's preference for incremental growth and is therefore less unacceptable. Development in the area has generally been along arterial routes and this type of ribbon development may be better. Some concern over the access onto Cock Lane.

St Peter's Church issue was discussed, as St Andrews may be closing, with St Peter's expanded as an alternative. This would be funded by housing at the back of the church.

BRS003: Land to the north of South End Road

Issues with the width and the ownership of the current access were discussed. Properties would need to be purchased to resolve this. There are also Tree Preservation Orders to the east of the site and at present there is standing water on the site. If this was developed together with BRS004 and BRS005, this would have a disproportionate impact on the settlement.

There is water run off from BRS003, BRS004 and BRS005.

Potential for light and noise issues.

The lack of footpaths and on street parking is an issue for the local school.

BRS004: Land off Stretton Close

This site is well screened by trees and could be more acceptable for a small amount of development. The site regularly has standing water on it. Access considered acceptable.

BRS001: Land to the south of South End Road

Concern over the differences in levels on the site and the flood risk, particularly in the southern part of the site. This would have implications for future flooding at Pangbourne. The scale of the site would distort the village and is contrary to the organic and linear development preferred by the Parish Council and set out in the Parish Plan.

Potential for light pollution issues.

Lack of employment opportunities within the village would result in an increase in commuter traffic.

Development would increase flooding downstream due to surface water run-off from the site.

BRS005: Land at Crackwillow, Cock Lane

The road was considered sufficient for the Montessori school; however additional traffic would cause a serious hazard onto Cock Lane which is a narrow rural road.

Pangbourne

Present

John Higgs	Pangbourne Parish Council
Mavis Law	Pangbourne Parish Council
Pamela Bale	Ward Member for Pangbourne
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Alistair Buckley	West Berkshire Council

The Parish Council recognised that there are limited sites available within Pangbourne, due largely to flooding issues.

PAN011: Pangbourne College Boat House

This was not felt to be suitable for any development due to its position adjoining the River Thames. The Parish Council agreed with the Council's assessment of not currently developable.

PAN001: Jesmond Hill, Bere Court Road

This site, which has been assessed as potentially developable could be acceptable to the Parish Council for a smaller number of dwellings. However the access, along Green Lane, would be of concern.

PAN002: Land north of Pangbourne Hill and west of River View Road

This may be acceptable for a smaller amount of houses. Landscape work shows that only part of the site would be appropriate. The Parish Council thought that it would be accessed off River View Road. Access onto Pangbourne Hill would be difficult, particularly for a larger number of dwellings. Visibility would be poor. The Parish Council felt that there would be a need for a footpath into Pangbourne. Is the road here wide enough for this?

PAN009: Burghfield, Pangbourne Hill

PAN010: Land off Bere Court Road, Centenary Field

Both of these have been assessed as not currently developable by the Council. The Parish Council agreed with this for reasons including the poor accessibility, distance from the main part of Pangbourne and the more rural nature of these sites. The landscape impact in terms of the AONB was a further issue.

**SHLAA Consultation Event – Chieveley
4 February 2014**

Present:

Mike Belcher	Chieveley Parish Council
David Cowan	Chieveley Parish Council
Tracy Snook	Chieveley Parish Council
Ian Wooler	Chieveley Parish Council
Alistair Buckley	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

The parish council held a public consultation event with the residents of Chieveley on Saturday 1 February 2014.

General feedback – housing should meet local needs.

The village is seen as doing well. There is a feeling that the development at Bardown is the only development needed in the village.

People accept that development is required and feel that about 50 dwellings would all the village needs.

Following the consultation event, the parish council submitted further comments which are included in Appendix 7.

Sites within Chieveley Parish, but close to Hermitage (eg. around Oare) have a Hermitage code as they relate to Hermitage village. Oare is not a service village and does not have a settlement boundary, therefore sites will only be considered if they relate well to Hermitage.

Hermitage Parish Councillors confirmed that Manor Lane Oare was considered as countryside and not part of Hermitage and that access on Manor Lane was a very poor standard. Chieveley Parish Councillors did not consider there was a rational basis for expanding the Hermitage settlement boundary to include Oare and therefore the HER011 sites on Manor Lane should remain in the countryside and no allocated within settlement boundary.

Site specific comments

CHI021: Land at Bardown

This site is deliverable, although nothing has happened on site. The Parish Council supported the redevelopment of the site in principle at the time of the application and continues to do so although they made objections to the adequacy of the landscaping and would continue to seek an improved scheme. Planning permission is close to expiring (approved 18 March 2011, with condition for development to start within 3 years – will expire on 18 March 2014) unless work starts on site or renewal application is submitted. It might be possible to review the settlement boundary at Bardown but the site would remain 'previously developed land'.

Landscape issues mean that the site is not a great place for development, but local people accept that it should be redeveloped. However, many people consider the approved density to be too high (75 dwellings).

CHI002: Land west of Chieveley Village and north of Manor Lane

A high number of people had raised objections to the scale of this site but some development at this site at low density may be ok. The availability of the site is uncertain.

Landscape assessment work would need to be taken into consideration and good landscaping to the western boundary to reduce impact on the AONB.

CHI016: Downend, Morphetts Lane

Access to the site is via an unmade track and the need for the track to be adopted by WBC would be an issue. Site could be included via the settlement boundary review, rather than through allocation of the site, this was seen as the only possible way the site could be developed. Parish Council felt that this location is in the countryside and there was no obvious reason to change the settlement boundary to include all of Morphett's Lane.

CHI007: Land north of Manor Lane

Site was associated with the previous local plan site to the north (The Green) as protected open space as set out in the Appendices to the previous local plan as Adopted 2002 (page 150) and this had been agreed by the landowner at the time, when the site had been allocated, with the right of veto to be given to the Parish Council. The policy protecting the land has not been saved, and therefore, does not apply any more. WBC to check agreements made regarding the land.

General feeling of the Parish Council is that this site should stay as agricultural land/open space in line with what had been agreed previously.

Some general points were made about sites on the western side of the village: the Village Design Statement describes much of Chieveley as 'hidden' from the outside and this should be maintained; traffic impact on the High Street is a major concern; drainage systems are stressed and the High Street suffers from surface water runoff.

CHI011: Chieveley Glebe, East Lane

CHI008: Land adjacent to Oxford Road

A number of people had stated that they would rather see development occur to the east of the village than the west, with access on to Oxford Road or East Lane rather than the High Street.

There are traffic issues associated with the doctor surgery and the cemetery is full, therefore, development here could help to solve some of these issues.

The Parish Council thought this was a potential option for the next stage of consultation.

CHI010: Land adjacent to Coombe Cottage, High Street

Access to the site is limited and is opposite a nursery school.
Could be a site considered as part of the settlement boundary review.

7 units too high – possibly 4.

CHI015: Land at School Lane

This site has not had a landscape assessment done on it. Comments from the consultation event were closely balanced regarding this site, many people felt quite positively about the site if it could deliver parking for the school, although it did raise other issues of traffic outside the school and landscape impacts. The Parish Council would want to see some formal/enforceable agreement in place to ensure the parking for the school is provided should the site be considered further and with a proper landscape assessment and landscaping scheme.

CHI017: The Old Stables, Green Lane

CHI001: The Colt House, Green Lane

The Council are not really in the business of allocating gardens, if these were to come forward it would be through the Settlement Boundary review.

The Council had recently refused planning permission on part of CHI017 and there is a September 2013 appeal decision also refusing development in which the Inspector found this to be a natural break in built development on the west side of Green Lane where development would harm the character and appearance of the surrounding area.

This area of the village is seen as an area of special rural character and a green lane in the village. There are strong views from residents and the Parish Council that the settlement boundary should remain as it is in this area.

CHI009: Land south of Graces Lane

The site is ruled out on landscape grounds, and would have a bit impact on the visibility of the village from outside.

General comments

- Better health services and facilities are needed (Doctors surgery is at capacity)
- Chieveley Primary School is full and is there capacity at the Downs?
- Traffic and safety, especially through the High Street and outside the schools & nursery.
- Public Open Space is important.
- Rights of Way
- Landscaping to limit impact on the AONB.
- Social Housing
- Pre-school / nursery places
- Will provide copy of Consultation Report when available.

Settlement Boundaries

Nothing fundamentally wrong with tried and tested settlement boundary criteria which have served their purpose well. No reason for settlement boundaries to change where nothing much has changed e.g. Morphetts Lane and Green Lane.

CP said settlement boundary criteria and reviews would be included as part of Issues and Options consultation. This would be when any settlement boundary changes below service village level would be considered.

SHLAA Consultation Event – Compton 4 February 2014

Present

Mark Birtwistle	Compton Parish Council
Keith Simms	Compton Parish Council
Virginia von Celsing	Ward member for Compton
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Sarah Conlon	West Berkshire Council

Prior to discussion on the individual sites the group raised a number of points as set out below:

Compton Parish Council (CPC) queried how the Supplementary Planning Document (SPD) for the Institute site fits in with the SHLAA sites and what weight does it now have? It was explained by West Berkshire Council (WBC) that the SPD relates to a particular site that was identified within the Core Strategy as an opportunity site. The SPD still holds the same weight in decision-making.

It was queried why the SHLAA commentary for COM010 does not mention that it is contaminated, but the commentary for COM004 does. It was explained by WBC that this is because the Council have varying amounts of information for each site within the SHLAA. Due to the work on the SPD for COM004 WBC know more about the site and know that there is a degree of contamination on the Institute site. The Council do not have such information for COM010 and therefore it is not within the SHLAA commentary.

The Parish Council feel the SPD for the Institute site takes a reasonable approach to development and accept there will be development on this site. The SHLAA now creates an element of confusion as there are so many other sites now being considered. It was explained by WBC that the SHLAA does not allocate sites but identifies those sites that are available within the village for development or allocation over the plan period to meet the identified housing need. There is no guarantee that the Institute site will come forward for development within this plan period, therefore the SHLAA sets out other possible options should they be required.

Site specific comments

COM001: Land to the east of Yew Tree Stables
COM012: The Paddocks east of Roden House

Keith Simms declared an interest in this site given the location of his house. The Parish Council feel development on these sites would merge the village with the industrial units beyond – the distinction should be maintained. COM001 is considered as important open space to the community and whilst access to the site is good, the community would be against development on this site. The topography of the site could result in any development being visually prominent. The impact on the conservation area would need to be considered.

Development of the site would be detrimental to the character of the village and would fail to enhance the AONB.

COM002: Land to the south east of Compton

The Parish Council agree that this site is not currently developable. The railway line forms a physical boundary to the settlement and the Parish Council would not like to see development on the other side of the railway line – it is not well related to the existing village and development outside of the boundary would be considered inappropriate. Flood risk on this site is more significant than the Environment Agency flood zones identify. Proximity to Scheduled Ancient Monument is a concern.

There is also potential for flooding on the site – the site and access road has suffered flooding recently as can be seen in Appendix 3.

COM004: Pirbright Institute site, High Street

Development of this site should be carried out prior to introducing new sites within Compton. The Council insists that the cricket patch is protected from development.

The Parish Council would not like to see this site left derelict and vacant, and would support allocation of the site within plan. It is possible that the Institute may not vacate the site for another 2 -3 years.

COM004A: Greens Yard, High Street

This site already has planning permission.

COM005: Fairfield

This site already has planning permission.

COM006: Mayfield Farm, Cheseridge Road

COM007: Land between Cheseridge Road and Ilsley Road

Development on these sites would extend the village too far. Flood risk and access with COM007 raises concern.

Potential access to COM007 from Ilsley Road is not deemed to be satisfactory.

There is significant concern over the risk of flooding to COM007 which provides a significant flood plain protecting the village. The site recently flooded, as shown in Appendix 3.

COM008: Rear of Mayfield Cottages, Ilsley Road

This site is very open and landscape impact would need to be considered.

There is significant concern over the risk of flooding on this site which provides a significant flood plain protecting the village. The site has recently flooded as Appendix 3 indicates.

COM009: Land between Ilsley Road and Churn Road

This site would be difficult to access off the Ilsley Road, and access via Churn Road would not be desirable given its rural nature. Increased traffic along Churn Road could impact on the cricket pitch if additional land was required for visibility splays/road widening. However, a portion of this site is seen by the Parish Council as

the most suitable option – area between COM011 and COM010 subject to ensuring the issues re: access can be overcome.

COM010: Land to the west of Churn Road

Contamination issues with this site and access via Churn Road is undesirable.

COM011: Land to the north of Illsley Road

The Parish Council would not like to see this site developed as it would infill the area between the existing settlement and the small cluster of properties by Down House – this would extend the village too far along a busy road. The access to the site raises concern.

General comments:

In respect of sites COM007/008/009/010/011, CPC comment that the SHLAA document refers to site contamination in COM004, however there is concern that sites COM007/008/009/010/011 will also have similar contamination due to being owned by the same owner and therefore having the same use.

The Parish Council suggested that a long thin area of land to the south west of the village, opposite the Downs School, would have been an acceptable location for development as this would be in close proximity to the school and allow for reduced speed limits along this stretch of road. No land in this location was promoted to the Council through the SHLAA process.

It is felt that no extension to the settlement boundary should be considered until the plan for the development of the Pirbright Institute Site, COM004, have been finalised and all brownfield sites within the village have been developed.

**SHLAA Consultation Event – Great Shefford
27 January 2014**

Present:

Sue Benn	Great Shefford Parish Council
Jim Carter	Great Shefford Parish Council
Gareth Knass	Great Shefford Parish Council
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Sarah Conlon	West Berkshire Council

Site specific comments

GSH002: Land south of Wantage Road

The Parish Council would object were this site to ever come forward. They noted that water runs down from the hills into the site. The landowners of the site have stated in the past that they would sort out flooding.

It was highlighted that the Parish Plan states that there should be no additional housing outside of the settlement boundary.

GSH001: Land west of Spring Meadows

Following the session, GSPC discussed the site at a Parish Council meeting. The Councillors, whilst having no objection to some development on the site, have a number of serious concerns that they wish are taken into account should the site be developed. The points from the parish council meeting are incorporated with the notes from the session below.

The Parish Council has discussed this site in the past – objected at the time due to Parish Plan reasons. It was noted that development would affect residents in Spring Meadows.

The discussion around the site focused primarily on flooding and access/highway issues. Overall, flooding was considered to be the main issue for the site.

Flooding:

- Parish have concerns that technical solutions will not work.
- 2007 flooding caused by significant storm event. Flooding could be exacerbated by further development.
- Some of the houses adjacent to the site have been affected by flooding (the site was a water meadow).
- Flooding issues need to be considered before development takes place in the Lambourn Valley.
- The capacity of the sewage network was questioned – Thames Water has told the Parish Council that they have solutions, but there are still issues.
- Development should only be allowed once the Lambourn Valley Flood Risk Management and Action Plan issues have been satisfactorily resolved, and that hydrological cumulative effects be fully considered (flooding and sewerage issues here);

Access:

- Spring Meadow, which the site adjoins, is a narrow road and there is a lot of on-street parking. There are no pedestrian walkways in some parts.
- Construction access – there are alternatives to Spring Meadow – for example the farm track

Density:

- A development should be at a lower density than the existing estate at Spring Meadows (not taking into account the recently built flats on the former football club ground) and of larger family dwellings;
- The only developable land should be considered when calculating housing numbers

Open space:

- That there should be an element of open space mirroring the open space along Spring Meadows and Blakeney Fields

Design:

- That design should ensure that there is no future opportunity to extend elsewhere in the AONB (dead end roads)

Parking and traffic

- That there should be substantial car parking provision for new dwellings in excess of 2 off road spaces per dwelling minimum average, and that visitor parking spaces should also be provided and consideration given to mitigate the existing parking issues on Spring Meadows;
- That construction traffic should be required to come via the farm access, not Spring Meadows/Blakeney Fields;
- Pavement issues and parking issues in Spring Meadows should be further considered along with very careful and sympathetic design of join to existing road
- Mitigation for the poor road condition in Spring Meadows should be provided through hypothecation of development highways contributions;

Rights of Way

- That there should be footpath link(s) to the right of way around the development

Affordable Housing

- That given our updated affordable housing survey work, affordable housing provision should be reduced to the level that there is demonstrable need from a family within the Parish or immediate local downs area, i.e. be based on local need only;

Other issues:

- When the land adjacent to GSH002 was originally developed, it was felt that this site may be able to offer recreational benefits.
- Lack of services in Great Shefford, e.g. public transport. The Parish Council queried if this would be considered – West Berkshire Council (WBC) confirmed

that it would in the site selection process for the Site Allocations and Delivery Development Plan Document.

- Housing numbers – need to consider the rise in height of the land – some existing dwellings could be dominated by any future development.
- That there should be a buffer zone between the first dwellings and existing properties at Spring Meadows, given the site levels, and that this should be informal green space landscaping in keeping with the remainder of Spring Meadows;
- Street lighting should be at a much reduced level than present in the Spring Meadows estate (which already impacts on the AONB), and any provision should include an appropriate impact assessment on the AONB with suitable mitigation;
- Regard should be given to wildlife in the local area in scheme design and open spaces, any impacts on boundaries and hedges should be assessed and mitigated for;

General comments

Northfield Farm – various applications for dwellings here and the Parish Council have objected in the past. They queried if there would be any development here. WBC confirmed that rural sites are not being considered at this stage in the process. Any further development in this location would be dealt with on a case-by-case basis.

**SHLAA Consultation Event – Hermitage
4 February 2014**

Present

Ruth Cottingham	Hermitage Parish Council
Margaret Goodman	Hermitage Parish Council
Quentin Webb	Ward Member for Bucklebury
Alistair Buckley	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Sites within Chieveley Parish, but close to Hermitage (eg. around Oare) have a Hermitage code as they relate to Hermitage village. Oare is not a service village and does not have a settlement boundary, therefore sites will only be considered if they relate well to Hermitage. Chieveley Parish Councillors asked why Oare sites had been considered at all as Oare is not in the settlement hierarchy, CP said they were included in the SHLAA in order ensure that all alternative sites for Hermitage had been considered.

A potential employment site near to HER001 has not been submitted as part of the SHLAA, although conversations have taken place between the developer and the Parish council.

Site specific comments

HER001: Land off Charlotte Close) / HER004: Land to the SE of The Old Farmhouse

This site is seen as being key to preventing flooding on Lipscomb Road and the surrounding area. A drain runs through the site (from HER004 into HER001). Flooding occurs near to the Priors Court Road Roundabout and the Village Hall has been flooded in the past (flooding particularly occurred in the area in 2007).

Access to the site could be an issue, especially if access is required from Charlotte Close.

Hermitage is desperate for allotments, Parish Council have approach the land owners of HER004/009. This use could be considered on areas not suitable for development.

HER009: North of Primary School, Hampstead Norreys Road

Development in this area would ruin the rural aspect of the school. The site, and surrounding woodland is a wildlife corridor. Development in the area would break up this corridor.

There are traffic issues associated with the school, and this is likely to get worse if development occurred at this site. The Parish Council have asked the council for a parking survey for outside the school. Generally there are a lot of HGVs travelling through the village

There are potential flooding issues around Orchard Close. Some work was done following the 2007 floods, but there is often standing water following prolonged heavy rainfall.

Sewer flooding is also an issue in the area. Thames Water has installed a pumping station, but this is currently at maximum capacity as are the drains running through the village.

Accessibility and road widths need to be considered which ever sites are taken forward. There must be adequate parking on site.

There are no health services in the village, residents have to travel to Chieveley, Compton or Chapel Row. There is a desire in the parish plan to provide some level of health facility (even if only part time) in the village.

HER010/012/013/014/015: Site around Oare

Access to these sites is poor, Manor lane is very narrow. Oare isn't seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.

Landscaping is the key factor.

HER011: North of Manor Lane

Parish council queried why this site was considered to be developable while the other sites around Oare are considered not developable. This was due to the location of the eastern most part of the site adjacent to the B4009.

Concerns related to the proximity of the motorway. Hermitage Parish Councillors confirmed that Manor Lane Oare was considered as countryside and not part of Hermitage *and that* access on Manor Lane was a very poor standard. Chieveley Parish Councillors did not consider there was a rational basis for expanding the Hermitage settlement boundary to include Oare and therefore the HER011 sites on Manor Lane should remain in the countryside and no allocated within settlement boundary.

HER016: Land off Hampstead Norreys Road

Seen as very close to the motorway, which could cause noise and health issues for residents.

The proposed gypsy site to the north of the motorway was objected to by the Parish Council on similar grounds.

General comments

The Parish Council raised the issue that Hermitage has seen a significant growth in number of homes in the village (c. 50%) in less than a decade without any upgrade to the infrastructure.

Fears raised that new developments would be as overfilled as the development at Forest Edge and that concerns re. developments in neighbouring villages would have significant impact on Hermitage in terms of traffic throughput.

Gypsy and Traveller sites

The Parish council asked whether any G&T sites had been submitted in the SHLAA. The Council responded that only 1 potential G&T site has been submitted, however,

the council does need to provide a 5 year land supply for sites, so will be looking for sites.

HER009 is seen as the most acceptable site but would need to improve the road network and have a decent (low) density of development. A Landscape Assessment of the site would be required.

HER001/004 is not really seen as being suitable, although a few homes off Charlotte Close could be considered. The traffic impact would be less here than in the north of the village.

Education

The Schools are full; therefore, there are issues of getting children into the local school.

Flooding

Flooding in the village is a major concern for the parish council. WBC is currently consulting on the Local Flood Risk Management Strategy, any comments on the strategy or details of localised flooding should be fed into the consultation. <http://www.westberks.gov.uk/index.aspx?articleid=28425>

**SHLAA Consultation Event – Hungerford
27 January 2014**

Present

Gillian Holmes	Hungerford Town Council
Rob Megson	Hungerford Town Council Consultant
Denise Gaines	Hungerford Town Plan
Chris Scorey	Hungerford Town Plan
Chris Ticehurst	Resident of Hungerford
Liz Alexander	West Berkshire Council
Alistair Buckley	West Berkshire Council
Sarah Conlon	West Berkshire Council
Caroline Peddie	West Berkshire Council

The group raised a number of questions (as follows) prior to discussion on the individual sites:

- The clash of meetings (Planning and Education) has meant that the availability of Town Councillors is limited.
- It was asked when consultation will take place on the Site Allocations and Delivery DPD. WBC explained that it is difficult to put a timescale on this at the moment but there should be more consultations later this year.
- There was a discussion around housing densities and concern was raised that the yields from the sites within the SHLAA seemed very low. It was felt that if a site was to be allocated with a housing figure based on 20 dwellings per hectare (dph) as used in the SHLAA this could result in the site actually being developed at a higher density and thus a higher number of houses in total would be developed than that allocated or expected. There was also concern that low density developments may prove unviable or that only large 4 / 5 bed houses would be built which may not meet need/demand. It was explained by WBC that a density of 20dph was used within the SHLAA for all greenfield sites within the AONB to ensure consistency. The Core Strategy includes a policy on housing mix and type which states that lower density developments may be appropriate in certain parts of the District because of the prevailing character of the area and the sensitive nature of the surrounding countryside or built form. The density used gives an indicative potential only, more detailed work may result in a different density for a particular site. In some cases the Council have discounted the site area to take account of constraints such as flooding, and this gives a lower developable area than that submitted. As a result the development potential of the site set out within the SHLAA is less than that being promoted by the landowner/agent in some instances.
- Concern was raised about the education provision within Hungerford, especially regarding the expansion of John O’Gaunt School and the number of houses required to sustain its expansion as set out within the Education Plan. It was explained by WBC that the Education Plan was not reliant on a specific number of houses. Demographic growth within Hungerford has created additional demand on existing provision and this growth is expected to continue, along with housing growth.

- The figures provided within the Infrastructure Delivery Plan (IDP) for Education are very specific and Hungerford Town Council asked where the figures have come from and if these calculations could be made available. It was explained by WBC that the IDP sets out details of the infrastructure identified by the Council and service providers to support the delivery of the housing figure set out within the Core Strategy. The figures provided from WBC Education Department are based on approximate figures for one primary school. The figures were put forward to assist in the formulation of a Community Infrastructure Levy (CIL) for the District, which operates in a different way than S106.
- It was emphasised that WBC Education Department are a key partner in the site selection process and communication between WBC Planning and Education happens on a regular basis and is ongoing.

Before discussion on the SHLAA sites began it was reiterated by WBC that additional landscape work will be carried out on sites within the AONB, particularly for those sites submitted in 2013. The Landscape Assessment carried out for the SHLAA sites pre-2013 is still valid and formed part of the evidence base at the examination of the Core Strategy.

Site specific comments:

HUN001: Rear of Westbrook Farmhouse, Smitham Bridge / HUN008: Hungerford Estate / HUN026 Land at north Standen Road

The topography of HUN026 (especially the larger of the two sites) would make it difficult to develop. Any development would be prominent in views within the AONB. The rural exception site has changed the landscape in views from the west given the steeply pitched roofs. Any development on this site would need to be carefully considered, along with density.

The community have expected for some time that HUN001 would be developed. The landowner has landscaped the south / western boundaries with a strong tree line. Risk of flooding from the river needs to be considered. This site would be seen as the most logical extension to the settlement, but landscape impact should be considered.

HUN008 is considered by some of the landowners to be third tier industrial units. Some units are currently vacant, but there does not appear to be a rush from the landowners to redevelop this site. Given the site is surrounded by residential uses the mix of HGVs with residential vehicle movements can cause problems. The site is not working effectively as an employment site at present but it could in the future. Mixed views on this site.

HUN003: Hungerford Veterinary Centre, Bath Road / HUN005: Folly Dog Leg Field / HUN006: Land at Eddington / HUN015: Land at Bath Road / HUN020: Hungerford Garden Centre, Bath Road

These sites all have easy access to the M4. Traffic congestion is a big concern for Hungerford Town Council. Development in the north of the town would mean less traffic travelling through the town. The distance from these sites and the centre is within walking distance.

HUN003, HUN015 and HUN020 are all previously developed. Unsure how the community would feel about the loss of the garden centre should it be redevelopment but accepts that the site has been promoted for development.

Large underground fuel pipe passes across HUN005. The developable area of this site has been reduced to take account of this.

HUN005 is not favoured for 2 main reasons: 1) extension up the slope is too sensitive; 2) extension along the road to create ribbon development would not be well received by the town.

HUN004: The Chilton Estate, Eddington Lane

Generally supportive of this site – access would not be seen as a show-stopper and a river path from the bottom of the site would provide a walkway into the centre. Maybe consider only part of the site being developed.

HUN006: Land at Eddington

Development here would be an extension to the current development. This is an option even if the other sites to the north of the town are not developed. Access to this site is very steep. Views across from the Common need to be considered.

HUN007 Land east of Salisbury Road / HUN022 Land to the west of Salisbury Road

Concern was raised with developing sites to the south of the town – it was noted that given the size of these sites the traffic generated would have severe implications on the town as all traffic would need to go through the centre and would exacerbate the existing problems. There was also concern of development creeping further south beyond HUN007.

HUN022 has a smaller developable area than the promoted site area. The Town Council mentioned that a reservoir is located beneath HUN022.

HUN007, as with HUN022, is a long way out of the existing centre and not easily accessible. It was felt that at the moment the current built form reaches the crest of the hill and should not go any further. Concern was raised regarding the views within the AONB. Whilst it was acknowledged that the site was accessible to the school, it was felt that the distance from the centre was too great to overcome this.

HUN011: Land off Marsh Lane / HUN012: Land off Smitham Bridge

Access to both sites is a significant constraint. The Town Council would not like to see these sites developed. The area has a very rural feel and is popular with walkers. The flooding issues are of great importance and the relationship of any development with the canal would be a concern. Development here could exacerbate the flooding risk.

In respect of the flooding, while the site was not flooded, it was pretty boggy and the water level high enough so it was close to flooding.

HUN012: Land off Smitham Bridge

Marsh Lane east of the allotments has been partially underwater for a period.

HUN013: Charnham Park / HUN014: Charnham Park

These are sites within a Protected Employment Area. Planning permission for a hotel was granted at appeal for HUN013. Charnham Park is seen as a good quality employment site, and development of either HUN013 or HUN014 for residential could set a precedent and would not be acceptable to the Town Council. The general view of the Town Council was that it would not want to see any employment land/sites lost to residential. It was felt there were better sites which could be developed.

HUN027: The Triangle Field, adjoining the former Priory, Priory Road

This site is a vital facility and recreation area for the town. Concern was raised about the comment within the SHLAA regarding this site and its availability. The Town Council have a long term lease for this site, so there was uncertainty as to why the site was in the SHLAA.

Cllr Cole gave assurances that the recreation space will remain as such in perpetuity, and will discuss the terms of the lease with the Asset Management Team. It was agreed that the text within the SHLAA would be updated to reflect the situation.

General comments and questions

It is noted that as part of the Hungerford Town Plan work was carried out to gather the views of the local community towards development in the town. Generally it was felt that some development would be supported, but that this should be organic growth (smaller sites around the town), rather than one or two big sites. There was a consensus that as whole Hungerford should accommodate no more than 250 dwellings over the whole of the plan period. It was noted that 90 dwellings already have planning permission.

What is to stop a developer putting forward a large site for planning permission once we have already allocated sites within the Plan and it is adopted? This could result in Hungerford taking more housing than allocated, so what are the mechanisms to prevent this?

It was explained by WBC that a landowner/developer could submit a planning application at any time, as they currently do. But if a site outside of the settlement boundary came in once the Plan was adopted and housing sites had been allocated to meet the housing requirement, then this development would be contrary to policy. Such an application could end up being determined at appeal.

Does the settlement boundary have any significance and will the allocations extend the settlement boundary?

It was explained by WBC that the settlement boundaries will be reviewed to include any allocations. The current settlement boundary does still hold significant weight in planning policy terms, with a presumption in favour of development within the settlement boundary.

What percentage is factored into the 5year land supply for windfalls?

It was explained by WBC that an element of windfall development was factored into the figures based on historic pattern of windfalls across the District. This can only ever be approximate.

Why was Lancaster Close (HUN019) removed in this version of the SHLAA?

The Council were informed by Sovereign Housing that they do not currently have plans to develop the site.

**SHLAA Consultation Event – Kintbury
27 January 2014**

Present

Andrew Roles	Kintbury Ward Member
Chris Trigwell	Kintbury Parish Council (Clerk)
Paula Amorelli	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Apologies

Tim Davis and Darren Pearce (Kintbury Parish Council)

In preparation for this meeting Kintbury Parish Council had discussed what approach to take to the sites. They felt they had 2 options –

1. Discuss sites and suggest preferred sites
2. Discuss sites only.

Didn't really want to suggest preferred sites, as feel that they have received quite a lot of development since 2006 (about 150 dwellings).

Option 2 was more favourable to them, and therefore, specific discussion of preferred sites had not taken place prior to this meeting.

They did want to stress that the infrastructure of the village, in particular roads and traffic impact, needs to be taken into consideration.

Site specific comments

KIN001: Kintbury Park Farm, Irish Hill Road

Does not relate well to the settlement. Is very visible from the surrounding area, including from the A4.

KIN002 / KIN005: Kintbury Park Farm, Irish Hill Road

Developer has spoken to the Parish Council, who are not keen for these sites to be developed as this would lead to the village extending to the east.

KIN004: Kintbury Park Farm, Irish Hill Road

This site has a long history of proposals for development.

The Parish Council were concerned that the road would have to be widened, and there would be issues with Burtons Hill. The pavement into the village is intermittent.

There was a feeling that development of the site would change the character of the village. Unlikely to enhance the character of the village, it would just be creating development.

This site, along with KIN001, are the first parts of the countryside as you leave the village to the east.

KIN0066 / 007/ 009 / 015: Land to the east of Layland Green

The Parish Council noted that these sites are situated on old clay workings and many of the houses in the area have had to be underpinned due to subsidence. The area is very boggy and there are springs at the top of the hill. Issues of drainage / water diversion would need to be considered.

Landscape assessments have been done for these sites which indicate that only part of the sites would be suitable for development, mainly along the existing building line.

KIN015 is quite steeply sloping.

The Parish Council considers that some infill development in this area would not be completely inappropriate, although large development would be.

They thought that access onto Layland Green would probably be ok.

KIN007 could have access from Craven Close. Cars do park along the road, which could be an issue.

KIN008: Land to the east of Layland Green

They do not really want to see the village extended to the east / south east.

KIN011: Land adjoining The Haven

Access to the site has been left at the end of The Haven, although the road is narrow. Access from the track between KIN011 and KIN016 would not be acceptable to the Parish Council.

They thought that Sovereign Housing may have some involvement with this site.

The site is well screened and cannot really be seen from the wider countryside. There could be some potential for wider development of The Haven which was originally an area of affordable housing (much of which is now in private ownership).

Development of the south eastern part of the site would leave a gap (gardens) between the existing building line and the new development.

Felt that generally residents of Kintbury could see this as an easy option. Although residents of The Haven may not feel that way.

Also felt that there would be no need for further open space on the site as it is next to the recreation ground.

KIN013: Land to the west of recreational facilities, Inkpen Road

They thought the site could be split into 2 areas; as the northern part of the site is quite well related to the existing settlement, with the southern part of the site less well related.

Site is quite visible, particularly the southern part of the site. If any of the site had to be developed then the north eastern part of the site might be suitable.

Access to the site would be a significant issue. Inkpen Road is narrow, and the junction of the High Street and Wallingtons Road is a pinch point for traffic in the village with many cars parking along the roads. The developer has contacted the Parish Council regarding access to the site via the recreation ground. The Parish Council were not happy with this suggestion.

KIN014: Land to the west of Kintbury, Hungerford Road

They considered that the site would be inappropriate for development. No one would disagree with the landscape assessment of the site.

KIN016: Land at Deane, Inkpen Road

Landscape assessment for this site has not been done yet.

Access could be an issue as there are lots of junctions onto Inkpen Road near to the site. There are no pavements along the road at this point. Traffic from the site would be pushed through the village to get to the A4.

Felt that the site is quite remote and is the start of the countryside as you leave the village. Development of the site could begin to stretch development into the countryside. Feeling that the village stops before the site.

Perhaps part of the site could be considered, potentially a couple of dwellings along Barrymore Road. They thought this could be more favourable than anything along Inkpen Road.

General feeling that development of this site would be urbanising the rural area and new development would create visual harm to the surrounding character of the area.

General comments

The Parish Council felt that they have positively responded to developments at Hop Gardens, so feel that they have done their bit to provide housing.

The area of open space at the centre of the village (near to Hop Gardens) is protected by S106 and a covenant. Potential for designation as local green space through the SAD DPD's review of open space should the parish council want to pursue this (details of this will be sent to parish councils in due course, it does not form part of this consultation).

The road network is a primary concern; even junctions onto the A4 can be difficult.

They felt that the Settlement Boundary should stay the same, unless some areas designated for development.

WBC emphasised that development needs to be right for Kintbury; they are not just looking for easy / quick wins.

Affordable housing – there is a need within the village. Likely the Parish Council may look more favourably on development that includes affordable housing. (All

development on greenfield land will have to have a minimum 40% affordable housing on it).

**SHLAA Consultation Event – Lambourn
27 January 2014**

Present

Peter Cox	Lambourn Parish Council
Sue Cocker	Lambourn Parish Council
Sue Benn	Great Shefford Parish Council
Gareth Knass	Great Shefford Parish Council
Liz Alexander	West Berkshire Council
Paula Amorelli	West Berkshire Council
Laila Bassett	West Berkshire Council
Sarah Conlon	West Berkshire Council

Western area 'catch all' session (6 February 2014):

Peter Iveson	Lambourn Parish Council
Alistair Buckley	West Berkshire Council
Sarah Conlon	West Berkshire Council

Prior to the discussion of the sites, Lambourn Parish Council (LPC) outlined the consultation that they had recently undertaken with the community to get their feedback on the Lambourn SHLAA sites. The starting point was that there would be some future development in Lambourn. No development was not an option.

The consultation included a drop-in event which 100 people attended. A questionnaire was available to residents, and this was completed by 78 people. Residents were asked to rank the potentially developable sites in order of preference. Most responses accepted that there would be development. A summary is included at Appendix 4.

Site specific comments

LAM002a: Land at Meridian House and Stud

Access is the primary concern with this site. Access via Coppington Gardens would impact on Bockhampton Road and Station Road. There are no garages here so lots of on road parking. This effectively makes it a one way road. Extra traffic generation is of great concern. The roads are already well used.

There could possibly be access from Greenways, but this is an unsuitable road – it is a bridleway not an adopted road. The residents paid for tarmacing.

Concern about future development to the south of the site if LAM002a were to be developed as the land is raised and could have visual impacts.

Development could impact on drainage and run-off.

This site received the highest preference by respondents to the questionnaire (13% chose this site as their first choice and 19% as their second choice). The Parish Council are against the development of this site.

LPC noted that there is currently an application for six dwellings at Woodbury on the site of an existing garage block. Limited access to this site.

LAM003: Land between the River Lambourn and Bockhampton Road

LAM004: Land off Bockhampton Road

Both sites were assessed as currently undevelopable in the SHLAA. LPC are in agreement with this assessment. Both sites would have a landscape impact.

LAM005: Land adjoining Lynch Lane

LPC has various concerns with the site as does the local community, and these are primarily focused on drainage problems and the visual impact of development. If the site had to be developed, there would need to be significant landscaping / tree planting to integrate the site into the landscape.

The land is very wet and is in an area of groundwater emergence. It was queried if there is the possibility of having SuDS on the site, for example a pond. A groundwater solution is also needed. However, the River Lambourn is a Site of Special Scientific Interest (SSSI), and further concerns were raised about any drainage solutions having a detrimental impact upon this designation. LPC also commented that a buffer would be required between the SSSI and any development on the site. Following the session, LPC submitted information about flooding on the site which is discussed in the general comments section below. They acknowledged that at February 2014, there was standing water in the field and the ground appeared very wet.

The site promoter has suggested 160 dwellings on the site, whilst the SHLAA had suggested 60 (this takes into account a reduced developable area due to the constraints). The Parish asked if this was negotiable. WBC responded that when allocating sites, they would work with the developer.

The site is presently in agricultural use. Several questionnaire responses commented about the loss of this land. Other concerns were around increasing development between Lambourn and Upper Lambourn and the possibility of these two areas 'joining-up'.

There is access to the site (from Essex Place). Some questionnaire responses felt that this site was the most suitable in access terms. However, LPC did note that there is no formal footpath. They have been trying to designate one but there has been little support for this by Lambourn residents.

LPC advised that there is the possibility of Saxon remains on the site.

Of all of the potentially developable sites in Lambourn, this was the least favourite amongst questionnaire respondents (49%).

If this site were to come forward, there is a preference for ground level development with no townhouses.

LAM006: Land at Wantage Road and Northfields

LPC are in agreement with the Council's conclusions regarding the significant impact that any development on the site would have upon the landscape.

They queried what would happen if the site promoters submitted their own landscape assessment. West Berkshire Council (WBC) commented that this could be argued

during the Examination of the Site Allocations and Delivery Development Plan Document.

Loss of open space may result in flooding on site and elsewhere in Lambourn.

LAM007: Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive

Concerns raised over access – Folly Road is unsuitable for the whole of the site – the road is narrow and is a horse route up to the gallops. The lower part of the site could be accessed from Rockfel Road. If only the frontage of Folly Road was developed for large houses, then access from Folly Road might be acceptable.

Development could result in increased run-off into Lambourn village. There are already fragile water mains – the 10” main on Folly Road has burst 3 times in the last 6 months.

The future of the racing yard adjacent to the site was questioned – the owners have put in access from Folly Road through to the yard. The yard is still in use, but has scaled down over the years. LPC are concerned this development would mean the loss of a racing yard.

Development on the northern part of the site would be visually prominent. If the plot arrangements from the opposite side of the road are replicated, ie. the ribbon development along Folly Road, development could be acceptable.

The possibility of having two separate sites was also mentioned, ie. take out the strip of land immediately behind the racing yard which has been identified as not developable within the Landscape Assessment.

LPC thought that ownership of the site might prove problematic to any development on the site coming forward.

The overall conclusion was that if development is needed, then development of the site might be a possibility if constraints are taken into account and if considered as two separate sites. The site was the first choice of 27% of questionnaire respondents and the second choice of 21%.

LAM009: Land east of Hungerford Hill

Access and landscape impact were the main concerns with this site.

Access from Hungerford Hill is considered to be dangerous. Other access is from Greenways but this is difficult – very narrow point by the school. Possible access if land purchased from off Greenways.

Site slopes – visual impact at the entrance to the village. It would be difficult to screen any development. The character of the village would be affected by development.

Drainage issues – tarmac will exacerbate drainage issues. Concerns as to where the displaced water will go.

6% of respondents put this site as their first choice, and 10% as a second choice.

LAM013: Windsor House Paddocks

Drainage and flooding are the main concerns for this site. The site floods and is part of the natural flood protection for Lambourn village. There was once an open gully on the land but that has been filled in. The site is bowl shaped and a few years ago there was 4ft of standing water.

Whilst there are engineering solutions to prevent new dwellings from flooding, LPC has concerns that development would result in flooding elsewhere in the village. There has been recent runoff into the High Street, and development here could exacerbate this. Following the session, LPC submitted information about flooding on the site which is discussed in the general comments section below. They acknowledged that between 8 and 14 February 2014, there was a sudden rise in the water level which seems to have been caused by groundwater flooding but augmented by surface water flooding. The Parish Council's allotments border the site to the southwest. Increasingly frequent flooding events, caused by both ground and surface water, especially a very large flood in July 2007 caused LPC and the Allotment Society in 2008 to commission consultants APAS to produce a report on causes and solutions. The report and the LPC's information on fluvial flooding are included in Appendices 5 and 6.

WBC (Highways Team) have been looking at solutions – a possibility is putting in a bund by the allotments to the south of the site. LPC are unsure as to where the water would be redirected to.

LPC noted that the site is a significant green area in Lambourn and a feature of the village. However a few respondents to the questionnaire did comment that this site has the least visual impact of all of the sites. WBC commented that sites which were submitted post 2011 (such as this site) had not yet been subject to a landscape assessment.

Several respondents commented that the site has good access.

13% of respondents put this site as their first choice, and 19% as a second choice.

LAM014: Upshire House

LPC in agreement with WBC's conclusion that the site is not currently developable. Only 6% of respondents thought this was a good site.

Previous planning application refused for site.

The site is a long way outside of the settlement.

General comments

LPC have estimated that there will be 50-100 new homes in Lambourn up to 2016 – WBC responded that it is difficult to be precise about numbers at this point in time.

It was queried what would happen if site availability cannot be confirmed? WBC contacted all of the promoters/landowners who submitted sites in 2011 if the site was still available. In several cases, there has been no response. WBC will need to consider removing sites. At this stage, they have been kept in the assessment.

Lack of infrastructure and services in Lambourn. Could the surgery and schools cope with additional growth? There is already a lack of bus services to the secondary school. Library opening hours are being cut. In this context, Lambourn is looking at a shrinking of public services.

There is a complex relation in Lambourn between sewage, surface water and groundwater in winter when the aquifers fill up.

The commercial viability of all of the sites was questioned given the varying constraints on a number of houses likely to be permitted, the work needed to prepare the sites and the sizes of the sites.

LPC provided the Council with a copy of the conclusions from the public consultation held by the Parish Council, along with a petition from the community seeking further public consultation. It was explained by WBC to LPC that further public consultation will take place should any sites be allocated through the Local Plan process.

LPC submitted further information about flooding of two sites – LAM005 and LAM013, in addition to a map showing the extent of groundwater flooding to both sites in February 2014.

The Parish highlighted that parishioners are very concerned that flooding could again affect the centre of the village.

**SHLAA Consultation Event – Aldermaston, Midgham and Woolhampton
10 February 2014**

Present

Dave Shirt	Aldermaston Parish Council
Clive Vare	Aldermaston Parish Council
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Apologies

Hilary Cole	Exec Portfolio – Planning
Irene Neill	Aldermaston Ward Member

At the start of the meeting, West Berkshire Council (WBC) outlined that SHLAA sites ALD001 and ALD002 had been assessed as not currently developable because of their location within AWE's inner land use planning consultation zone. Site ALD003 was an allocation in the Local Plan and development has now been completed.

Aldermaston Parish Council (APC) questioned the classification of Aldermaston as a rural service village and felt it should be reduced in the hierarchy because the analysis incorrectly assessed the availability of facilities. They also pointed out that Aldermaston village represents only 20% of the parish. WBC clarified that Aldermaston is defined as a service village in the adopted Core Strategy so cannot be changed. Sites such as Aldermaston Wharf will be considered in the review of settlement boundaries.

APC felt that Aldermaston Wharf offers more potential for housing sites than Aldermaston Village. WBC explained that at the moment the SHLAA is only considering sites that are within and adjacent to the settlements within the settlement hierarchy. (Aldermaston Wharf is not included within the hierarchy). *WBC to send APC maps of the rural sites in Aldermaston that were submitted for the SHLAA.*

APC want more affordable housing in the village for local people. They are working with the Wasing Estate to find a rural exception site that could accommodate 8-10 dwellings. APC feel that the land north of the primary school and west of SHLAA site ALD001 is a possibility. They are hoping that the WBC Planning Dept will look at sites on a case by case basis when considering DEPZ restrictions.

Site specific comments

ALD001: White Tower Nursery

Parish Council prefer this site to ALD002, however they have concerns that any development here would set a precedent, particularly the allotment field opposite. WBC clarified that the site had been assessed as not currently developable. It is noted that part of this site is already classified as brownfield. Should the site ever come forward, APC would want a car park built for the recreation ground on this site.

ALD002: Land at Foresters Farm

The site is not currently developable.

APC would object if this site ever came forward. Development would spoil views. The village is linear in nature and development on this site would fail to maintain this. However a small portion of the site (alongside Wasing Lane) is still a possibility as a rural exception site. They would like a car park behind the parish hall should the site ever be developed.

There is presently standing water on part of this site.

ALD003: Land at Fisherman's Lane

The site has planning permission and development is now complete.

The scale of development here was not particularly suited to the service village classification of Aldermaston, as it increased the size of the village by more than 25%. An incremental amount of development would have been more suitable.

General comments

Flooding

The area to the north and east of ALD001 flooded recently. It was typically up to 18 inches. APC are unsure of the extent of flooding immediately to the east of ALD003, though that area has a high water table. The worst of the flooding was to the north and east of ALD001 where the depths were up to 2-3 feet.

The Parish Council are unaware of any premises being flooded, though there was one that came very close and had to use sandbags and dig a trench for their protection.

The flooding differed from the flooding in July 2007, when I believe the cause was flash flooding. Water drained into the Village from the south and west, and the drainage infrastructure was unable to cope. Thanks to remedial work, principally by WBC, the infrastructure was able to cope with the steady, but less heavy, rain in February 2014.

**SHLAA Consultation Event – Burghfield
10 February 2014**

Present

Paul Lawrence	Burghfield Parish Council
Amy Trueman	Burghfield Parish Council
Royce Longton	Ward Member for Burghfield
Hew Jones	Sulhamstead Parish Council
Gary Newell	Sulhamstead Parish Council
Richard Smith	Sulhamstead Parish Council
Keith Chopping	Ward Member for Sulhamstead
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Eastern area 'catch all' session: 11 February 2014:

Margaret Baxter	Sulhamstead Parish Council
Rosemary Sanders-Rose	Sulhamstead Parish Council
Elizabeth Shaw-Brookman	Sulhamstead Parish Council
Teresa Sosna	Sulhamstead Parish Council
Ivan Wise	Sulhamstead Parish Council
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Site specific comments

Burghfield Common

BUR003: Clayhill Copse/ BUR009: Land at Clayhill

The site is poorly related to the village and covered with trees. Burghfield Parish Council (BPC) agreed with the not currently developable assessment.

BUR015: Land adjoining Pondhouse Farm, Clayhill Road

This site is one of the preferred sites for development, should development be needed. BPC suggest that the site would be suitable for about 50 dwellings.

BUR002 and 2A: Land to the rear of Hollies Nursing Home / BUR016: Land opposite 40 Lamden Way / BUR004: Land opposite 44 Lamden Way

Access to the site could be an issue. Waste water and flooding are potential issues for this site.

The site is reasonably well screened. BPC would rather see the smaller sites (BUR016, 004 and 002A) developed than the whole site.

BUR005: Land between Reading Road and Gully Copse

Access from a Hill, with some blind corners. This site would extend the village eastwards.

BUR008: Land adjoining Man's Hill

Access from Man's Hill is not great; the roads would need to be upgraded. This site would extend Burghfield eastwards. Development on the site would be highly visible.

BPC would not like to see development at either BUR005 or BUR008. This view was echoed by Sulhamstead Parish Council (SPC) at the meeting on 11 February.

BUR006: Land adjacent Bolt Hole, Hollybush Lane / BUR 007: Land at Firlands / BUR011: Benhams Farm, Hollybush Lane

SPC have carried out a residents survey and of the 60% of respondents, 95% said that they did not want this site to be developed.

Traffic generation from the site would be an issue on Hollybush Lane. There is no natural boundary to the west of the site to prevent development spreading beyond the current proposed site.

There are surface water and drainage issues on the site, and any development could lead to flooding issues elsewhere.

Development here would impact on four parishes and encroach on the space between parishes.

The following comments were made by Sulhamstead Parish Council at the eastern area catch all session on 11 February 2014 in respect of sites BUR006 and BUR007.

SPC is strongly opposed to any development of sites BUR006 and BUR007. Concerns that because of the planning history to site BUR007, development is inevitable. West Berkshire Council (WBC) clarified that development will not necessarily take place, and that the site will be assessed in the same way as all the others. The site will form part of the basket of sites, and the most acceptable will be allocated. All technical issues will be considered when selecting the sites to be allocated such as flooding, transport/highways, etc.

WBC highlighted that the promoters of the Firlands site had misinterpreted the Core Strategy and put forward plans for a district centre. The Core Strategy in policy ADPP6 (East Kennet Valley) actually states that opportunities should be sought for a more distinct centre offering shops and services in Burghfield Common. Planning Policy had put in objections to the Firlands planning application.

The scale of development suggested by the site promoters for the Firlands site is greater than what is needed for the East Kennet Valley spatial area.

Traffic generation from the site and the capacity of the existing road network a concern, particularly on Hollybush Lane. Reading Road was also cited as being busy even though it is not a main road. Altering the roads in Burghfield Common, for example widening Hollybush Lane to allow greater capacity, would change the character of the village.

Flooding was also raised as an issue. Development would increase run-off.

Loss of trees on the site would harm the character of the area.

General comments from the eastern area 'catch all' session (11 February)

SPC queried the area that the 270 housing requirement covered. It was clarified that this was for the whole of the East Kennet Valley which includes the settlements of Aldermaston, Burghfield Common, Mortimer and Woolhampton. There is no set housing requirement per settlement, and the amount of development depends on factors such as facilities and services, as well as the availability of suitable development opportunities.

Burghfield Common is very well served with facilities/services and these are well supported – it is possible to live in the area and not go anywhere else. The comment in the Burghfield Parish Plan regarding there not being enough facilities has been removed from the plan.

The new Tesco has resulted in parking issues (on Hollybush Lane) and has increased congestion on roads. The problem is exacerbated when children are dropped off at the Scout Hut. Concern by SPC that there will be accidents. Any queries should be directed to the Council's Road Safety team:
roadsafety@westberks.gov.uk.

The future of the Gypsy and Traveller site at Four Houses Corner was questioned. There are 8/9 years left on the lease. WBC highlighted that a needs assessment has shown that there is an undersupply of Gypsy and Traveller sites in the district. All local planning authorities have to demonstrate a 5 year supply of sites which cannot be done at present. We are therefore vulnerable to speculative applications.

**SHLAA Consultation Event – Mortimer
10 February 2014**

Present

Mike Dennett	Stratfield Mortimer Parish Council
Pat Wingfield	Stratfield Mortimer Parish Council
Geoff Mayes	Ward Member for Stratfield Mortimer
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

The Parish Council has looked at the sites as part of the development of their Neighbourhood Plan. For sustainability reasons they would like to see sites near to the centre of the village than extending the periphery of the village, if they need to have any sites at all.

There is a feeling that none of the site should be developed to their maximum potential as this would put unnecessary strain on the local infrastructure.

There is a general need within the village for additional car parking (station, schools etc.)

Site specific comments

MOR001: Land at Kiln Lane

This site is seen as extending the boundary of Mortimer. Access to the site is not good, and cannot see how access to the site could be gained except via The Street, which would be on a bend.

There are drainage issues on the site as a drain runs through the site to the brook south of the site.

MOR006: Land to the south of St. John's Church of England School, Victoria Road

This site is seen as the most logical site for the village. Access to the site is ok. Tower House, The Street immediately to the north of the site have been demolished and there is planning permission to replace them with 4 new detached dwellings (applicant is T.A. Fisher).

The proposed 170 dwellings is considered to many for the site. Traffic is not seen as a huge issue, as long as a smaller number of houses were proposed.

Access to the railway station is not great.

MOR007: Land behind Six Acre Cottage, Drury Lane

Parish Council agreed that this site is poorly related to the village and therefore, agree with the not currently developable assessment.

MOR005: Land adjoining West End Road

This site would extend the village to the west. Not considered to be well related to the main area of the village.

MOR002: Land adjacent to College Place

Parish Council agreed with the not currently developable assessment of the site.

The site description which describes MOR002 as being available for informal recreation is incorrect. There is no public right of access apart from the existing footpath.

MOR008: Land at north east corner of Spring Lane

The site is located on the edge of the Common. Flooding occurred here in 2007 as water flows down Spring Lane. Part of the EA's drainage works are proposed for this location.

General comments

Mortimer has developed through infill over the last few years, through the development of large back gardens.

The parish council accept that Mortimer needs to develop and therefore acknowledge that some housing is needed.

Strawberry Fields (120 homes) has integrated quite well into the village, although the parish council would like any new development to be at a lower density than this development.

The Neighbourhood development plan is aiming to allocate sites.

Outcomes

Table 1 indicates the preferred sites as indicated by the parish and town councils at the SHLAA consultation events. Sites which were assessed as not potentially developable despite the parish council stating they are preferable are not included in Table 1.

Table 1: Preferred sites:

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
Bradfield Southend	Bradfield	AONB	BRS002	Corner of Cock Lane and South End Road	4	Potentially developable	
Bradfield Southend	Bradfield	AONB	BRS004	Land off Stretton Close	12	Potentially developable	
Chieveley	Chieveley	AONB	CHI021	Land at Bardown	75	Deliverable	
Cold Ash	Cold Ash	AONB	COL004	Liss, Cold Ash Hill, Cold Ash	27	Potentially developable	
Compton	Compton	AONB	COM004	Pirbright Institute Site	140	Potentially developable	
Great Shefford	Great Shefford	AONB	GSH001	Land west of Spring Meadows	16	Potentially developable	Noted at the consultation event that the site would only be suitable if constraints can be overcome
Hermitage	Hermitage	AONB	HER001/004	Land off Charlotte Close / Land south east of The Old Farmhouse	30	Potentially developable	Noted at the consultation event that a few homes off Charlotte Close could be considered

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
Hermitage	Chieveley / Hermitage	AONB	HER009	North of Primary School, Hampstead Norreys Road	28	Potentially developable	Noted at the consultation event that the site is the most acceptable to the Parish Council
Hungerford	Hungerford	AONB	HUN001	Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford	26	Potentially developable	Noted at the consultation event that the site is the most logical extension to the settlement
Hungerford	Hungerford	AONB	HUN006	Land at Eddington, Hungerford	9	Potentially developable	
Kintbury	Kintbury	AONB	KIN013	Land to the west of recreational facilities, Inkpen Road	26	Potentially developable	Noted at the consultation event that only the northern part of the site only
Kintbury	Kintbury	AONB	KIN006/007/009/015	Land to the east of Layland Green	58	Potentially developable	Noted at the consultation event that that some infill development acceptable, but not a large scale development
Lambourn	Lambourn	AONB	LAM007	Land	24	Potentially	Noted at the

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
				between Folly Road, Rockfel Road / Bridleways and Stork House Drive		developable	consultation event that if development needed, then development a possibility if the site is subdivided into two sites
Pangbourne	Pangbourne	AONB	PAN002	Land north of Pangbourne Hill and west of River View Road	48	Potentially developable	Noted at the consultation event that a small amount of development could be acceptable but not whole site
Burghfield Common	Burghfield	EKV	BUR002A	Land adjacent to Primrose Croft, Reading Road	26	Potentially developable	
Burghfield Common	Burghfield	EKV	BUR004	Land opposite 44 Lamden Way, Burghfield Common	10	Potentially developable	
Burghfield Common	Burghfield	EKV	BUR015	Land adjoining Pondhouse	287	Potentially developable	

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
				Farm, Clayhill Road, Burghfield Common			
Mortimer		EKV	MOR006	Land to the south of St John's Church of England School, Victoria Road	177	Potentially developable	Noted at the consultation event that 177 is too many for the site
Tilehurst	Tilehurst	EUA	EUA001	Dacre, New Lane Hill, Tilehurst	11	Developable	
EUA	Tilehurst	EUA	EUA005	Land at Calcot Golf Course, Calcot Park, Tilehurst	12	Potentially developable	
Calcot	Tilehurst	EUA	EUA011	Land north east of Calcot Park Golf Club, Calcot Park, Calcot	45	Potentially developable	
Calcot	Tilehurst	EUA	EUA11A	Land north east of Calcot Park	5	Potentially developable	

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
				Golf Club, Calcot Park, Calcot			
Calcot	Tilehurst	EUA	EUA016	Murdochs Diner, Bath Road, Calcot	5	Developable	
EUA	Tilehurst	EUA	EUA024	The Colnade, Overdown Road, Tilehurst	10	Developable	
Calcot	Holybrook	EUA	EUA037	Former Horncastle Ford Site, Bath Road, Calcot	19	Developable	Noted at the consultation event that potential for apartments
Newbury (South)	Newbury	Newbury / Thatcham	NEW008	Land adjoining Mencap Respite Centre, Pinchington Lane	15	Potentially developable	
Newbury	Newbury	Newbury / Thatcham	NEW023	Elizabeth House, West Street	24	Deliverable	Noted at the consultation event that that the general principle of development ok
Newbury	Newbury	Newbury	NEW024	Land at St	24	Potentially	

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
(South)		/ Thatcham		Johns Garage, Newtown Road		developable	
Newbury	Shaw cum Donnington	Newbury / Thatcham	NEW031a and b	Land at Shaw (west of A339)	549	Potentially developable	Noted at the consultation event that the site should be considered post 2026 as a strategic site
Newbury	Speen	Newbury / Thatcham	NEW042	Land at Bath Road, Speen	104	Potentially developable	
Newbury	Cold Ash	Newbury / Thatcham	NEW046	Quantel Ltd, 31 Turnpike Road	54	Potentially developable	
Newbury	Newbury	Newbury / Thatcham	NEW073	BT, Bear Lane	20	Potentially developable	
Newbury (South)	Newbury	Newbury / Thatcham	NEW082	Sterling Industrial Estate, Kings Road	46	Potentially developable	
Newbury	Newbury	Newbury / Thatcham	NEW087	Hutton Close	86	Developable	
Cold Ash	Cold Ash	Newbury / Thatcham	COL004	Liss, Cold Ash Hill	27	Potentially developable	Noted at the consultation event that this was the least worst site in Cold Ash

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
Thatcham	Newbury	Newbury / Thatcham	THA013	20-26 Chapel Street	10	Deliverable	
Thatcham	Thatcham	Newbury / Thatcham	THA028	Land north of Floral Way and east of Harts Hill Road	103	Potentially developable	
Thatcham	Newbury	Newbury / Thatcham	THA029	Former depot at Pound Lane	21	Deliverable	
Thatcham	Newbury	Newbury / Thatcham	THA033	99 Station Road and Land at Hewdens	14	Deliverable	
Thatcham	Newbury	Newbury / Thatcham	THA034	1-8 Clerewater Place, Lower Way	11	Developable	

Appendices

- Appendix 1 Shaw cum Donnington flooding photos (February 2014)
- Appendix 2 Cold Ash additional information
- Appendix 3 Compton flooding photos (February 2014)
- Appendix 4 Lambourn Parish Council Public Consultation on the SHLAA– summary of responses
- Appendix 5 Lambourn Parish Council Fluvial Flooding Report
- Appendix 6 Lambourn Parish Council Allotment Flooding Report
- Appendix 7 Chieveley Parish Council additional comments

Appendix 1: Shaw cum Donnington Parish Council photos of flooding
(February 2014)

Flooding in Shaw cum Donnington Parish at February 2014

NEW001:

Figure 1: Flooding High Field Farm Road Surface Water 450mm



Figure 2: Flooding Long Lane near High Field Road 200mm deep surface water



NEW010:

Figure 3: High Field Farm Flooding surface water 200mm deep



North of NEW031 (A):

Figure 4: Surface water flooding at Whitfield Farm (200mm)



Figure 5: Donnington Valley Golf Course, Oxford Road surface water flooding (200mm)



NEW031 (B):

Figure 6: Flooding at public footpath west of A339 near Vodafone (300mm)



Figure 7: Flooding at public footpath east of a339 near Vodafone surface water runoff 350mm



Figure 8: Vodafone Field Flooding Surface Water run off (300mm)



NEW087:

Figure 9: Flooding on Shaw Road near Mill House (River Burst Banks) 300mm



Appendix 2: Cold Ash Parish Council Additional Information

Good morning/afternoon

Let me first introduce the Cold Ash Team. I am Geoff Findlay Chairman of the Parish Council. First my Parish Councillors: Cllrs Mike Munro and Linda Verner; Jim White is a representative of the Cold Ash Community Partnership who amongst other things produce and promote our Vision Documentation and lastly but not least our District Councillor Garth Simpson.

The Village of Cold Ash is *defined as a place* by:

- its *geographical location and underlying geological structure,*
- its *history over the past 200 years and its development as a settlement during that period,*
- And finally, the Parish is defined by its rural character.

In accordance with the National Planning Policy Framework our stance on development, and the evaluation of alternative proposals, is governed by the principles of sustainability, as defined in the NPPF, and the **preservation and enhancement of our natural environment** including improving biodiversity.

PRESERVATION

The concept of **Preservation**, and avoiding inappropriate development which could increase the risk to the Village is key, particularly when we are faced with climate change and the greater risk of further flooding. (Para 100 NPPF) Inappropriate development in areas at risk from flooding should be avoided)

While *parts* of the Village are *included within the North Wessex Downs Area of Outstanding Natural Beauty (ANOB), adjoining areas* of the Parish have been *denied that most important protection by an arbitrary line on the map.* Those areas in the *more southerly part of the settlement nevertheless form a "buffer zone" where we must ensure that development adheres largely to AONB rules* *and the landscape has a highly enhanced character* if the intrinsic value of that unique chalk landscape is not to be masked and over run. Even the more relaxed planning requirements of National Planning Policy Framework state that "GREAT weight should be given to conserving landscape and scenic beauty in areas which have the highest status of protection" (para 114/115)

Highly Enhanced Character

[Type text]

Much of Cold Ash carries the hallmark of classic ribbon development settlement with extensive views between individual properties into the wooded areas and open countryside of the adjacent or more distant ANOB. On the micro scale that ambience creates a unique street scene. On the macro scale the preservation of "gap land" between local settlements ~~were~~ *were* emphasized in the last Local Plan, and in our own development statements, as being crucial to maintaining the sense of place for Cold Ash. Preserving the individuality of settlements and preventing the creeping edge of urbanisation from Thatcham and Newbury spreading along the commuter routes through the Village as links are forged with the motorway net to the north is again stressed at para 79-80 in the NPPF.

FLOODING

Within Cold Ash the pattern of historic development has been governed by the strong scarp slope running east to west along the Ridge, one of the highest points in the local area. That east/west ridge controls the flow of drainage southward to the flood plains of the Kennet Valley with ribbon development along the higher north/south spurs running down from the Ridge to the Thatcham and Newbury,

We do not see the absence of flooding as a 'plus' factor in defining the suitability of sites for development. Rather we see FLOOD RISK as an **exclusion** factor. The floods of 2007 clearly emphasized the dangers of impeding this north/south natural drainage by creating settlements or transport routes across "the spine" of the countryside. The memories of the damage done, and ~~the~~ *the* distress caused, are still very real. Funding for repairs and flood alleviation is expensive and scarce. I am pleased to say that work started in one area of the Parish a couple of days ago on a scheme to protect Little Copse and parts of north Thatcham from the historic threat from flooding. Design work is also being undertaken by the Environment Agency for similar flood alleviation works north of Henwick Creek and Tull Way to protect the south of the Parish and houses in north Thatcham which are in danger of flash floods from the steep open hillsides in Cold Ash. Care must be taken to ensure that future developments do not compromise these flood prevention solutions.

[Type text]

Risks to the natural environment from the over-development of housing both in the Village and on its immediate boundaries are very real. The present road network in Cold Ash is based largely on the original farm tracks linking settlements. These tracks have not been remade or significantly developed in the intervening years and most commuter roads are below modern standards in terms of both of both ^{road} width and construction. Footways are often absent or are too narrow to allow a Mum with children to use the route safely. The roads are better suited to the horse and trap which is still seen regularly at the quieter times of day.

TRAFFIC – LOCAL AND COMMUTER

The marked increase in traffic through the Village in the past 15 years has been hugely detrimental to the quality of life of residents. That increase has been swelled by house building in the Village, a steady reduction in the number of bus services (often subsidized) through the Village, and an increase in the roll at the Village primary schools, both of which have traditionally had denominational aided status and drawn pupils from the wider area. These population increases have not been matched by a sustainable development of 'walkable' local services and there has been a gradual increase of local traffic within the village.

More importantly though, there has also been a marked rise in ^{to} twice daily A4/M4 commuter traffic through the Village linking the A4 and M4 arterial routes. Although the new Tull Way/Floral road network improved east west traffic movement in north Thatcham, it also 'dragged' commuter traffic into the area. Cold Ash Hill and Hermitage Road was soon identified as a quicker route between the M4 and the A4 than Newbury and the 'famed' Robin Hood roundabout. The result, (pause) Cold Ash has peak rush hour traffic loadings of some 500 vehicles an hour on Cold Ash Hill/Hermitage Road.

Whereas the introduction of a 'traffic restricting' system of extended chicanes through the Village has largely been successful in enforcing the 7.5 tonne weight limit and preserving road-side houses and roads surfaces from damage by HGVs, it has impeded the flow of other vehicles using the Village as a 'rat run' thereby creating frequent traffic hold-ups particularly during the rush hour. Even a small rush hour accident can now lead to hold ups, delays and

[Type text]

frayed tempers, as the daily wave of traffic passes through the Village. Further, in an effort to keep the traffic moving we are now covered from north to south by a plethora of yellow lines, 'no waiting' signs and illuminated traffic advisory information..

Our priorities:

- preserve the essential rural character of the Village,
- mitigate the adverse effects of further flooding by controlling the flash flow of heavy rain and avoid building on known watercourses and water-storage and drainage areas,
- ensure that additional development in the area does not lead to further increases in traffic through the Village.

[Type text]

Summary Volume Analysis: - Cold Ash Road network- average weekly rate

Road		Direction	Sheets 1&2	
		Sheets 1/2	Total volume (both ways) k/week	Volume % Heath Lane
Ridge Road, Cold Ash	opp.'Silver Birches', SDR No 1207	West/East	10.5	13
Slanting Hill, Cold Ash	100 metres North of Hermitage road, SDR No 1198	North/South	9.3	11
Stoney Lane, Newbury	opp. 'Field Ridge', SDR No 463	South/North	5.9	7
Tull Way, Thatcham	Henwick Manor Entrance, SDR No 391	SW/NW	63.7	78
Waller Drive, Newbury	Marston Drive, SDR No 852	West/East	4.0	7
Heath Lane, Thatcham,	East of Billington Way, SDR No 342	East/West	2.4	5
Heath Lane, Thatcham	Norlands, SDR No 738	North/South	81.8	100
Red Shute Hill, Cold Ash	75 metres SE of Sawmill Road, SDR No 1199	SE//NW	24.6	31
Cold Ash Hill, Cold Ash	Btwn Gladstone Lane & Harewood Drive, SDR No 203	South/North	28.2	34
Cold Ash Hill, Cold Ash	Outside St Mark's School, SDR No 705	North/South	35.1	43
Collaroy Road, Cold Ash	North of Gladstone Lane, SDR No 704	North/South	0.5	1
B4009, Shaw Newbury	Shaw Hill, SDR No 988	South/North	22.3	45
B4009, Long Lane	South of Mousefield Farm, SDR No 179	North/South	20.5	9
Ashmore Green Road			0.0	0
Fishers Lane	Fishers Lane Old Water Works, SRD No 253	East/West	3.5	5
Long Lane, Shaw Hill	B4009, Shaw Hill, Newbury, roundabout sign north of Kiln Road, SDR No 473	South/North	50.1	60
Kiln Road, Shaw	Kiln Road, opp. No 16, SDR No 279	West/Eastst	29.4	36
Turnpike, Shaw	Turnpike road, Newbury, o.s. No 81, SDR No 782	East/West	31.2	39
Hermitage Road, Cold Ash	Hermitage Road Xrds sign after Fishers Lane, SRD No 1225	South/North	29.6	37
Cold Ash Hill, above Hatchgate Close	Cold Ash Hill o.s. Asssissi Cottages, SDR No 751	North/South	7.0	11

Comments

Heath Lane, Cold Ash Hill, Long Lane (Shaw Hill), Hermitage Road, Kiln Road/Turnpike bear significant daily volumes of traffic, when compared with Heath Lane. See Volume Comparison.

The Ridge, Fisher's Lane and Stoney Lane bear significant volumes of East/West traffic for their width, as little as 2.9m, 19.9k.

Of particular concern are the volumes of traffic on Cold Ash Hill outside St Mark's School and the speeding on Cold Ash Hill above Hatchgate Close. Peak rush hour volumes are 500/hour o.s.St Mark's School

At peak times there are extensive queues at critical junctions on the Cold Ash Hill/Hermitage Road. Residents are locked in from access in peak hours

Appendix 3: Further information form Compton Parish Council

Compton Parish Council

Strategic Housing Land Availability Assessment Response

General Comments

The Local Planning Authority has recognised Compton is an unsustainable service village and cannot sustain a development in excess of 300 houses, as defined in the Core Strategy. It is felt that no extension to the settlement boundary should be considered until the plans for the development of the Pirbright Institute Site, COM004, have been finalised and all brown field sites within the village have been developed.

COM001 and COM012

It is felt this is important open space within the village and development here would be detrimental to the character of the village and would fail to enhance the AONB.

COM002

It is agreed that this land is not currently developable. The railway line forms a boundary to the village and development outside this boundary is considered inappropriate. There is also a potential for flooding on this site.

The pictures below show the flooding on the site and on the access road to the site on the 14th February, 2014.





COM004

Development of this site should be carried out prior to introducing new sites within Compton. The Council insists that the cricket pitch is protected from development.

COM007/008/009/010/011

The document refers to site contamination in COM004, however, there is some concern that sites COM007/008/009/010/011 will also have similar contamination due to being owned by the same owner and therefore having the same use.

COM007

Development of this site would extend the village boundary too far. Potential access to this site from Ilsley Road is not deemed to be satisfactory.

There is also significant concern over the risk of flooding on this site which provides a significant flood plain protecting the village. The picture below shows the flooding on the site on the 17th February, 2014.



COM008

There is significant concern over the risk of flooding on this site which provides a significant flood plain protecting the village. The pictures below show the flooding on the site on the 17th February, 2014.



COM009/010/011

Development of these sites is not desirable as it would infill the area between the village and Down House. These sites sit on a bank; therefore access would be difficult to Ilsley Road and is not felt to be appropriate from Churn Road due to the rural nature of this road.

COM007: Land between Cheseridge Road and Ilsley Road

Flooding at February 2014



Appendix 4: Lambourn Parish Council Public Consultation on the SHLAA– summary of responses

SHLAA sites in Lambourn

Summary of comments (*indicates multiple identical comments/concerns)

Land at Meridian House & Stud, Greenways (LAM002A)	Land adjoining Lynch Lane (LAM005)	Land between Folly Road/Rockfel/Bridleways/Stork House Drive (LAM007)	Land east of Hungerford Hill (LAM009)	Windsor House Paddocks (LAM013)
Access: Via Coppington Gardens impact on Bockhampton Road/Station Road; via Meridian drive very narrow; Greenways unsuitable and would increase traffic near school ***	Visual impact. Open space with lovely views. **** Significant landscaping/tree planting to integrate site into landscape	Access: Folly Rd unsuitable* for whole site. If only large houses continuing the Folly Road pattern*, then access for them and footway only to lower site. Lower site from Rockfel Road.	Access: NOT Hungerford Hill because dangerous. Undesirable off Greenways. *****	Drainage: Floods. Natural protection for centre of village. Building here likely to cause flooding elsewhere in village. ***** Need for sustainable drainage
Drainage: Impact of run-off *	Drainage: Problem. Pond solution/ sustainable drainage in conjunction with groundwater solution. *****	Drainage: Impact of run-off * Fragile water mains on Folly Road – several bursts in last few months.	Visual impact, esp. at entrance to village/character of landscape affected ***	Significant green area within Lambourn
Worth considering	Most appropriate site?* Good access *	Effectively takes a yard out of racing *	Too steep **	Good access
	Joining settlements, loss of "green belt"	Visually prominent **	Drainage issues – where were the displaced water go? *	Least visual impact of sites
	SSSI impact *	Access poor		
	Impact on Old Cricket Field			
	Agricultural use *			
<p>There were also comments about the effect on all the sites of the lack of infrastructure and services in Lambourn. Concerns were expressed about whether the school and the surgery could cope with extra families; the lack of bus services to secondary schools; the decline in public services e.g. the library, the bank.</p> <p>Flooding was an obvious problem, especially the complex relationship between sewage and surface and ground water. (Verbal comments, see over)</p>				

Analysis of responses to SHLAA consultation

	None	1	2	3	4	5	Total
Meridian/Bockhampton Road							
LAM002A	24%	31%	13%	9%	9%	14%	100%
The Park/Lynch Lane							
LAM005	17%	8%	9%	9%	9%	49%	101%
Folly Rd/Rockfel Rd							
LAM007	14%	27%	21%	18%	9%	12%	101%
Hungerford Hill/Greenways							
LAM009	24%	6%	10%	18%	23%	18%	99%
Windsor House Paddock							
LAM013	21%	13%	19%	18%	14%	14%	99%

Highway

Total number of responses to preferences: 78

Approximate number of visitors: Over 100

Appendix 5: Lambourn Parish Council Fluvial Flooding Report



LAMBOURN PARISH COUNCIL

The Memorial Hall, Oxford Street, Lambourn, Berkshire. RG17 8XP
Telephone: 01488 72400

Clerk: Mrs Karen Wilson
Assistant Clerk: Mrs Nichola Weck

email: lambournpc@btconnect.com

Thank you for the notes of the discussion from the workshop. (Please note, the 10" water main in Folly Road has burst 3 times, not 10.)

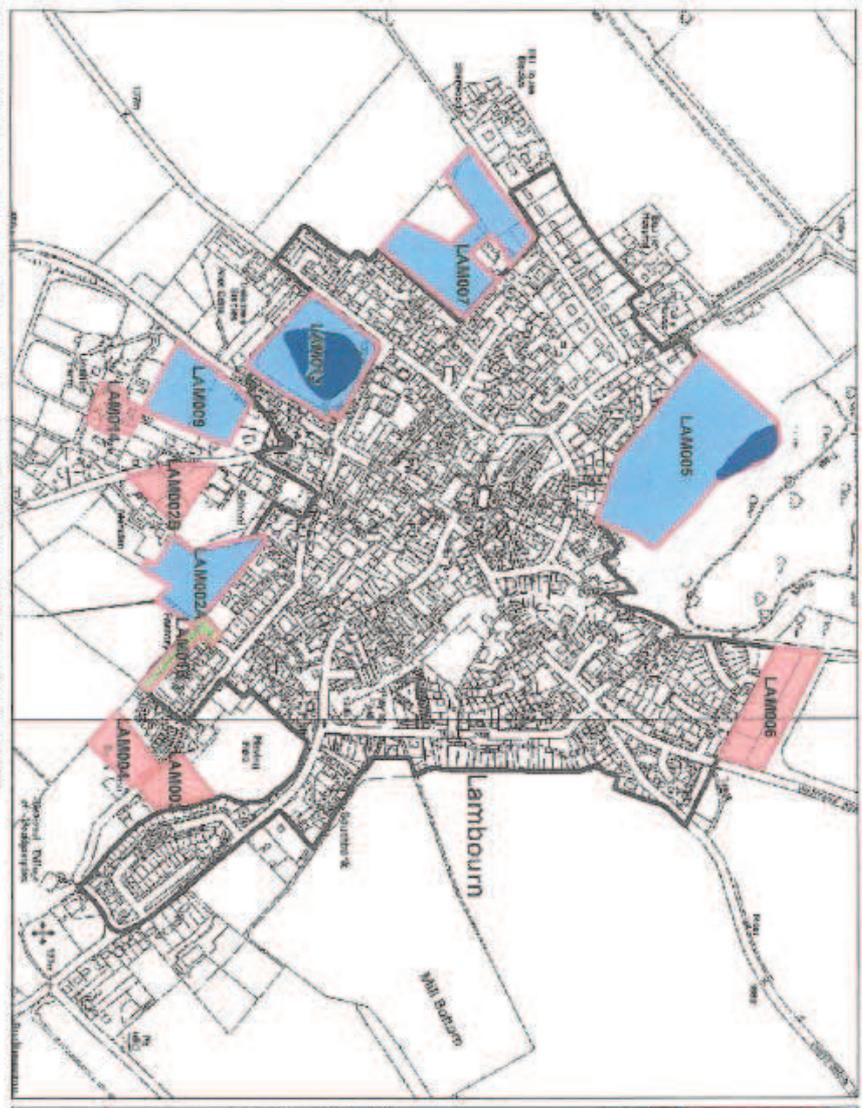
I enclose further information about flooding of two sites in Lambourn – LAM005 and LAM013.

The map shows the approximate extent of groundwater flooding to both sites in February 2014.

In the case of LAM005, it is not possible to go onto the site, so observations were made at some distance from the opposite river bank. There was standing water in the field, as shown, and the ground appeared very wet.

In LAM013, the sudden rise in the water level between 8th and 14th February (as shown in the enclosed photographs) seems to have been due to ground water, but augmented by surface water.

I also enclose a copy of the report on Allotment Flooding, commissioned by the Parish Council and the Allotment Society in 2008. The Parish Council's Allotments border LAM013 to the southwest. Increasingly frequent flooding events, caused by both ground- and surface water, especially a very large flood in July 2007 (see separate photograph), caused the Council to request the Report. Parishioners are very concerned that flooding could again affect the centre of the village.



Downloaded from Ordnance Survey using the permission of the Controller of Her Majesty's Stationery Office in Dover, England 2014. Ordnance Survey Licence Number: 100024151

<p>Legend</p> <ul style="list-style-type: none"> Developable Deliverable Not Currently Developable Potentially Developable Outlets Settlement Hierarchy Settlement Boundary Ground water flooding 2014 	<p>Reproduced from Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office. (© Crown Copyright 2014)</p> <p>Unauthorised reproduction infringes Crown Copyright and may lead to civil or criminal proceedings being taken against the District Council (10024151).</p>
<p>2010 1/2014 1:8230</p> 	



LAM013: Windsor House Paddock 14th FEB. 2014.
Taken from horse track / gallop at the gateway
in the paddock from Crowle Road, looking towards
Hungerford Hill. Shows land above flood level
on that side of paddock.



LAM013: Windsor House Paddock. 8th FEB. 2014.
Taken from gateway from Crowle Road, looking
towards Hungerford Hill.



LAM013: Windsor House Paddock. 15th Feb. 2014.
Taken from Hungerford Hill end of Crowie Road,
looking towards Baydon Road, showing land
above flood level on that side of Paddock.



LAM013: Windsor House Paddock. 15th Feb. 2014.



LAM013: Windsor House Paddock. 15 FEB. 2014
 View along horse/track gallop, looking towards Hungerford Hill. Crowle Road is to the right, behind the hedge. Water across track X marks pump.



LAM013: Windsor House Paddock. 15 FEB. 2014
 View from Crowle Road, showing extent of water across horse track/gallop. Pump carrying water into drain, marked by cone.

Appendix 6: Lambourn Parish Council Allotment Flooding Report

LAMBOURN PARISH COUNCIL

ALLOTMENT FLOODING – REPORT ON INVESTIGATIONS BY ADAS

Background information

Lambourn Parish Council contacted ADAS as a result of experiencing significant flooding of their allotments in March and July 2007 and again in 2008, which caused damage to the allotment plots, as well as flooding parts of adjacent fields and the village itself.



Photo by Lambourn Parish Council - March 2007

The Council believe that the flooding is increased by the following contributory factors:

- Unprecedented high amount of rain fall
- Change of land use (from arable use to pasture) on the neighbouring fields that are on higher ground
- Excessive water running down the road due to inadequate draining by the Council Highway management
- Building of embankment around the gallops which stops the natural flow of the water
- That the building of new houses in the village (further down ^{the hill} Crowle Road) have resulted in blocked drains – but no evidence has been found to prove this.

The Allotment Society together with some Councillors have already considered some potential solutions, including the construction of a soakaway next to the allotment car park and a culvert under the raised gallops immediately down slope from the allotments. The idea



is that the soakaway would catch some of the water before it reaches the allotments and that the culvert would allow the water ponded over the allotments to escape onto the gallops.



Photo by Lambourn Parish Council - July 2007

Site investigations

Chris Thomson, Soil and Water Engineer of ADAS visited the site on 9 December 2008 and met with various members of the Parish Council and was shown around the allotments.

Discussions included the proposals for the soakaway adjacent to the car parking area for the allotments and the installation of a culvert through the raised gallops on the adjacent land just downslope of the allotments.

At the time of the site visit the ground was damp, but there was no ponded water present on either the allotments or the adjacent fields. However, there were signs of deep water movement across the allotments and nearby field boundaries, with tall vegetation laid flat by the weight of the water.

Further up the valley there were also other signs of the flood water movement around the Environment Agency pumping station near Hatchets Corner, with dead leaves swept into flow lines by the water and also where water crosses the road by Farncomb Farm, with signs of debris on the road and verges.





Photo by Lambourn Parish Council showing raised gallops

The catchment extends all the way up to and beyond the M4 motorway by Baydon, with the two main valleys being those extending up to Bailey Hill Farm and through Farncomb Down by the gallops cut into the down. The upper end of Farncomb Down is cut off by the Motorway embankment, where there appears to be no balancing pond or drainage system to catch water running off the motorway.

The plan at Appendix 1 shows the approximate area of the catchment in red and the valley features in blue.



Looking east along Farncomb Down from just below the M4





Looking east from the track beside the pumping station

Almost all of the catchment is down to grass, with only one field showing signs of recent arable use and now being grazed by sheep.

Signs of surface water flow were obvious in almost all of the valley floors, with changes in vegetation, or bare ground showing the path of water movement.

There was a hole dug in the field opposite Farmcomb Farm, exposing the soil profile and the fact that waterlogging was present.



Hole dug in field (by others) opposite Farmcomb Farm – note water in base



Discussion

Based on the rough plan shown at Appendix 1 the catchment area has been estimated at approximately 800 hectares (1980 acres).

This catchment extends through seven valleys, with the longest being nearly 5km (3.1 miles) in length from the allotments right up to the M4 motorway.

Based on the above, the expected runoff from the catchment would be in the region of 8600 cubic metres and with the allotments being around 8800 square metres in area this would fill them up to nearly a metre deep in water, which is what has been experienced.

Flooding appears to have become more and more regular since 2007 from rainfall events of even a moderate size, with runoff water arriving quickly at the allotments and causing partial flooding, although generally of short duration (less than 3 days). This is found elsewhere when we look at changes in rainfall patterns in that we tend to find that the rainfall is of shorter duration, but greater intensity – instead of a steady drizzle all day, you get a heavy downpour for an hour and although the total amount of water may be similar the intensity means that the soil surface becomes waterlogged quickly and the water doesn't get a chance to soak into the soil profile.

There is also no doubt that the change of land use from arable to rough grassland (arable reversion) appears to have had a significant affect on the ability of the catchment to absorb the water into the soil profile, especially as there should be permeable chalk below the covering of soil, which would normally readily accept the rainfall. Rainfall landing on the grassed areas of the catchment now appears to runoff at the surface more than it used to soak into the cultivated arable land and so instead of the rainfall load being spread across the whole of the catchment it becomes concentrated in the valley floors quite quickly and flows down toward Lambourn and the allotment area.

During my visit it was not possible to ascertain if poor drainage of the surrounding highways was having an effect on the flooding of the allotments. However where the catchment path crosses the road by Farncomb Farm it is possible that a proportion of the water flows down the road instead of across into the field opposite Farncomb Farm, which would speed up



delivery of water to the allotment area. This is however only a supposition as there was no evidence on the day to prove this possibility.

The raised gallop certainly has an effect of creating a barrier to water flow downslope from the allotments and is therefore contributing to the flooding of the allotments. Were it not there, then the water would simply flow through the allotment area and into the field where the gallops are. It is understood that this has happened historically and a pond has been formed in this field historically, even providing opportunity to skating during the winter months. The main factor to consider here though is that although it is contributing to the flooding of the allotments, it is also acting as a good barrier to slow down the flood water from reaching the village and causing flooding within the areas of housing. This could cause risk to life and therefore it is preferable to flood allotments that it is to flood housing.

The final point was in relation to the new housing along Crowle Road and looking at old maps from the later 1800's there are no signs of ditches or watercourse through what is now urban built-up parts of the village, so it is not possible to say whether any old drains have become blocked or cut off by the housing developments over the years.

Conclusion and recommendations

The original questions put forward by the Parish Council were firstly what impact might the proposed soakaway uphill of the allotments have and secondly what effect the installation of a pipe or pipes under the raised gallop would have.

It is clear from the extent of the catchment area that the size and location of the proposed soakaway by the allotment car park will not have any significant affect on the current flooding of the allotments. It is too small and too close to the allotments. If this sort of solution is being considered then it should be much much larger and situated further up the valley – probably somewhere in the field opposite Farncomb Farm at the point where the blue lines first separate in the plan at Appendix 1.

The idea of a pipe or pipes under the raised gallop would indeed help get the water off the allotments more quickly, however as already indicated there is a far greater risk that this will increase the flooding of the houses in the part of Lambourn between Crowle Road, the High Street, Parsonage Lane and Baydon Road, i.e. the St Michaels Close new housing area.



This is not to be recommended without an alternative scheme in place first, e.g. the larger soakaway / pond opposite Farncomb Farm, or a flood relief scheme to take water away from the housing areas once it has breached the raised gallops.

The factors leading to the flooding experienced have been correctly identified, such as the changes in the rainfall patterns, the changes in land use up the valley and the influence of run off from hard surfaces such as roads, etc., however the solutions put forward are only of a very small scale to counteract what is a large problem.

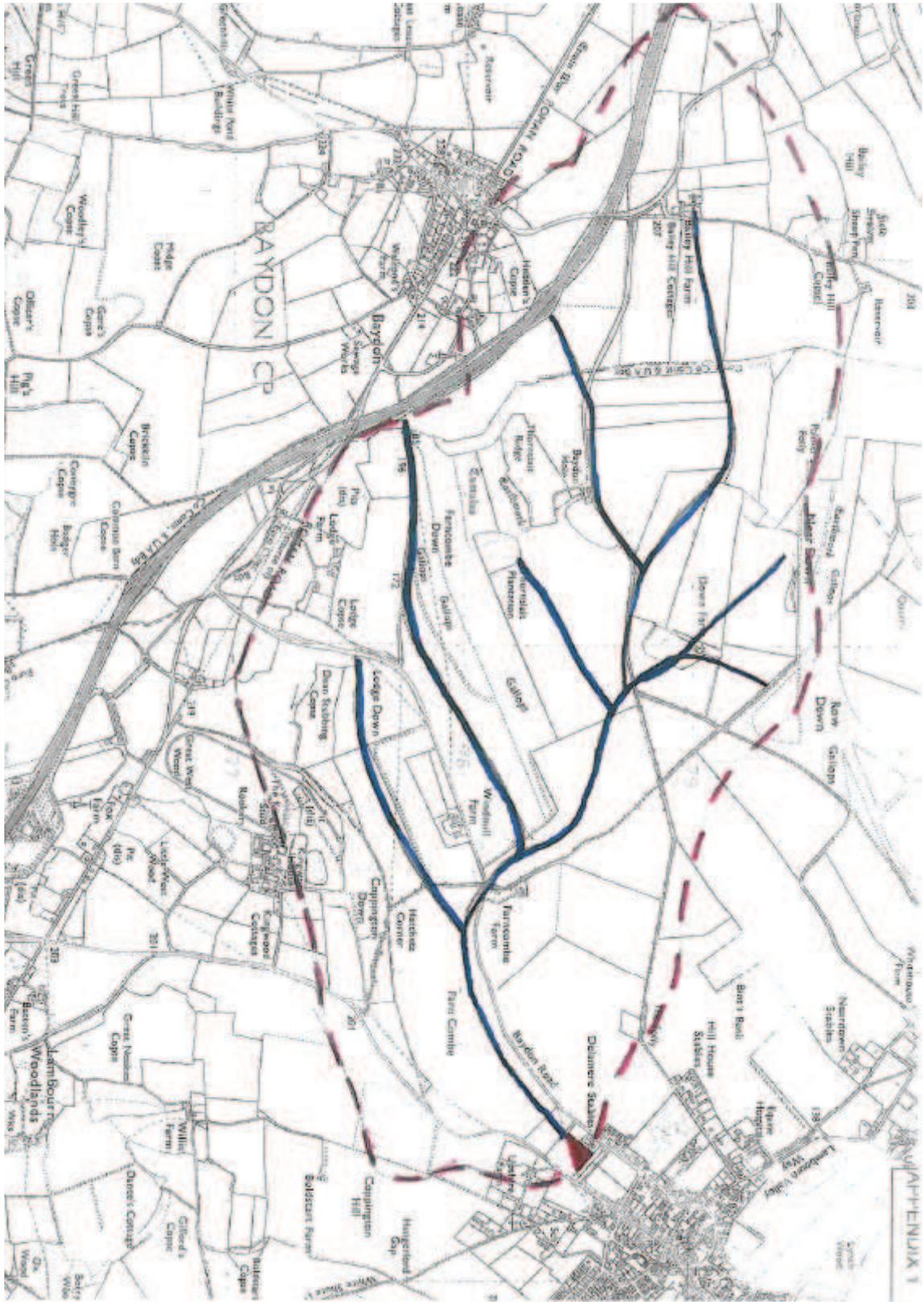
A soakaway pond 20m by 20m by 2m deep by the car park would only cater for 10% of the anticipated runoff water, hence it would not make a significant difference.

What is required is a larger scale process, to get a larger proportion of the rainfall to soak into the ground where it lands and not for it to runoff down the valleys. This is potentially difficult as the farmers are under the control of the Defra scheme they subscribe to and may not be allowed to carry out operations such as subsoiling or vertidrainage that would achieve greater infiltration of the water without necessarily having to go back to arable farming. Further investigation with both Defra and the Environment Agency is required on this front.

The alternative solution is to move the allotments so that the flooding only affects barren or less well used land. Typically in the past allotments were put in floodplains as one way of maintaining the land as a floodplain and preventing it from becoming built upon, so it is not insignificant that the allotments at Lambourn also occupy such a position. The Parish Council does own land adjacent to the allotments which is on the sloping edge of the valley and which does not appear to flood as deep or as regularly, so there is potential to move the allotments in that direction and with the right machinery and methodology it would be possible to swap the good soil of the existing allotments piece by piece with the less well tended soil on the higher ground.

In the end it may never be possible to completely solve the flooding problems, but perhaps reduce the depth and frequency of the flood events, by carrying out some beneficial activities further up the catchment and so a part and part solution may be required, where those allotment owners who do not want any flooding are given the opportunity to move uphill and those that mind less can stay where they are.







Flooding in Crowle Road, Lambourn. JULY 2007
(Windsor House Paddock is on the left. Water flowed down through the Paddock and across Crowle Road, down the High Street and through the buildings on the right of the photograph, flooding properties in the High Street and the Old Coachworks.)

Appendix 7: Chieveley Parish Council additional comments

Chieveley Parish Council

Clerk to the Council: Mrs T Snook

16 Middle Farm Close

Chieveley, Newbury

Berkshire RG20 8RJ

Tel: 01635 247507

Email: chieveley.pc@btinternet.com

19 March 2014

Planning Policy Team
West Berkshire Council
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

Dear Sir/Madam,

SHLAA consultation feedback for Chieveley

I refer to our workshop meeting on 4 February 2014 and your email and draft meeting notes of 19 February. On behalf of Chieveley Parish Council I now set out below the Council's response to the consultation event and your draft notes.

First, I would like to take this opportunity to thank the Planning Policy Team for the briefing that was provided and the opportunity for the Parish Council to provide its views at an early stage of the preparation of the SAD DPD. We think this is an important step and we hope that it will lead to a more robust outcome that will reflect local needs and aspirations.

As requested, our comments on your draft meeting notes for Chieveley and Hermitage are attached. Also for your consideration is a draft of the report on the Public Meeting and Questionnaire survey undertaken on the SHLAA sites for Chieveley and Oare by the Parish Council in January and February this year. The Parish Council has taken a number of things into account in formulating its response to this consultation, including the adopted Core Strategy for West Berkshire. The Parish Council's views on local needs have also taken into account the responses we have received through this consultation exercise as reported here. The preliminary results were also available to us when we met on 4 February and we were also able to take them into account at the workshop.

We are still in the process of finalising the presentation version of the report and will forward a copy to you in due course. However the main body of the responses is reported and those will not change significantly.

On the principal issue of how much new housing should be provided at Chieveley within the next local plan period, the Parish Council agrees with the consultation responses that were overwhelmingly in favour of less new housing being allocated at Chieveley through the SAD DPD than the 94 dwellings that have been developed in and around Chieveley since the last local plan was produced.

Residents have expressed a wide range of comments and issues that are captured in the report but the main point is that there is no evidence that development on any greater scale than about 75 dwellings is required to meet local needs. That was also what was concluded from the 2006 Chieveley Housing Needs survey and nothing has fundamentally changed since that time. The Core Strategy clearly states that development at service village level should only be to meet local needs and any site allocation at Chieveley above about 75 dwellings would exceed that criterion and would not be in accordance with the Core Strategy.

Bardown (CHI002) should be included. However the Parish Council objected to the original application on the grounds of its landscape impact and the inadequacy of landscaping in the scheme. This point now appears to be supported by West Berkshire Council's own landscape assessment. The Parish Council also shares the view of a many residents that the density of development on the site is too high and whilst that may have reflected the prevailing policies at the time of the 2006 application, the current policies and the Core Strategy would support a lower density of development in this countryside location.

The Parish Council shares the concern of many residents of Chieveley over the potential coalescence of sites and cumulative impact of potential development along the western side of the High Street. It had previously been agreed that if the development at The Green went ahead, the land between The Green and Manor Lane would be retained in agricultural use. This was recorded in the last adopted Local Plan. The Parish Council agrees that undertaking should be upheld and site CHI007 not included in the SAD DPD as a housing site. To do so would undermine the credibility of any similar open space designation that might be agreed in the future.

Further consideration in the options for consultation does appear worthwhile for site CHI015 on School Lane. This site has yet to be subject to landscape and traffic assessments. It should only be included for further consideration if the traffic benefits of the proposed school car park/drop off area are (a) supported by the School itself and (b) deliverable through the allocation of the site being accompanied by a S106 agreement.

Sites CHI019 and CHI020 are within the settlement boundary and development of these sites would be in accordance with existing policies anyway. Site CHI010 is also partially within the settlement boundary but that would still need to be reviewed if this site were included. The Parish Council believes that these sites could be included in the options for consultation but all require particular attention to density and design issues.

The access proposed to CHI010 is a particular concern as it is close to the Day Nursery on the High Street and the density of development on this site should be reduced accordingly.

The Parish Council does not see a need for any radical change to the settlement boundary criteria that have served the district well. That includes the first two criteria (on close knit physical character and dispersed or ribbon development), criterion 7 (open undeveloped parcels on the edge of settlements) and excluding from the boundaries areas of scattered and loose-knit development. Accordingly sites CHI001, CHI014, CHI017 and CHI016 should not be considered further. In the case of CHI017 this point is specifically supported by the Council's recent refusal and the dismissal of the appeal on application ref 13/00025 at the Old Stables, Green Lane.

The sites in Chieveley Parish that were identified as potentially developable in the hamlet of Oare (HER011) are clearly in the countryside. Oare should remain outside the defined settlement boundaries and there is no rational basis for amending those boundaries to include these sites which should not be considered further.

Overall, the Parish Council believes that development required to meet local needs within the period of the Core Strategy/SAD DPD should be met within the Bardown site CHI021. If additional development were required then the options for consultation should include the sites where a case for inclusion can be made as discussed above. In addition, if other options are required the options for consultation could include the southern part of CHI011 subject to landscape assessment, an access study and securing potential benefits in this location such as improved parking for the Doctors' surgery and the potential release of land for a new burial ground for the village.

The phasing of new development is also an important consideration. Over the local plan period local needs will be better met if development occurs in blocks of 20-30 houses instead of all being built at once.

Finally, you referred to the demolition of the former Council houses at Bardown as being a negative figure on the housing supply in the current local plan period. We are not sure that is a correct approach. Firstly, we will check our records but the Chieveley Housing Needs Survey report of April 2006 refers to half of the dwellings at Bardown being demolished by that time. So at least some of these houses may have been demolished before 2006. Either way, they were clearly not being let by Sovereign Housing and considered 'available' in 2006.

Secondly, regardless of whether they were physically demolished in 2005 or 2006, all of the houses at Bardown that were demolished were removed from the housing supply 8 years or more ago have no practical relevance to the assessment of local needs in 2014.

The school, the Doctor's surgery, the village shop and all the local other services which appear well used and in good condition today have all functioned for so long since the demolition of these properties as to make the historical event of their removal immaterial to the current operation and needs of facilities and services in the area.

Yours faithfully

Tracy Snook
Chieveley Parish Clerk

Appendix B

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 18)

Notice of Intention to Prepare a Housing Site Allocations Development Plan Document (DPD)

West Berkshire Council is preparing a Housing Site Allocations Development Plan Document (DPD). The Council is required to notify specified bodies and persons of the subject of the DPD which it proposes to prepare and invite each of them to make representations to the Council about what the DPD ought to contain. The Council's proposals are set out below.

- The scope of this document is to allocate the remainder of the housing figure identified in the Core Strategy by allocating specific smaller scale housing sites for development in accordance with the spatial strategy set out in the Core Strategy.
- The plan will relate to the geographic area of West Berkshire and cover the time period to 2026.
- Pitch provision for Gypsies and Travellers will also be included based on an up to date Gypsy and Traveller Accommodation Needs Assessment.
- Several housing related development management policies including those to manage development in the countryside will form part of the DPD.

The Council will take into account any representations made to them in response to this invitation.

Details in terms of the timetable for the production of the DPD are set out in the table below.

	Consulting on scope of Sustainability Appraisal	Public participation in the preparation of the DPD	Publication of Proposed Submission Documents	Submission to Secretary of State	Start of Independent Examination	Adoption
Housing Site Allocations DPD	September 2013 to October 2013	September 2013 to December 2014	December 2014	April 2015	June 2015	December 2015

Comments on the proposed scope and content of the DPD should be submitted during the six week consultation period, running from Wednesday 30th April to Wednesday 11th June 2014. Representations can be sent electronically, via email to planningpolicy@westberks.gov.uk or posted to the Planning Policy Team, West Berkshire Council, Planning and Countryside, Council Offices, Market Street, Newbury. RG14 5LD

Appendix C

The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 18) Notice of Intention to Prepare a Housing Site Allocations Development Plan Document (DPD)

Summary of Representations

As part of the preparation of the Housing Site Allocations DPD the Council is required to formally notify specified bodies and persons of the subject of the DPD and invite them to make representations on what it ought to contain. The Council invited comments on the proposed scope and content of the Housing Site Allocations DPD for six weeks from Wednesday 30th April to Wednesday 11th June 2014. A summary of the representations received and details of how the representations will be taken into account in the preparation of the DPD are outlined in the table below

Respondent	Summary of Representation	Council's response
Giles Dereham	I am totally opposed to any new housing that impacts on traffic in Hollybush Lane, Burghfield Common/Sulhamstead.	Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.
Steve Pickles of West Waddy commenting on behalf of the Englefield Estate.	Support allocation of remaining Core Strategy housing figure. <ul style="list-style-type: none"> • Agree with THE009 SHLAA assessment that this site is well related to Theale. However, uncertainty about Lakeside. • We are willing to discuss capacity issues at Theale Primary School, but not at THE009. • MOR005 – the Council's SFRA does not show any flooding incidents in this locality. • MOR006 – The estate is committed to working with the LPA to deliver a suitable access to this site, which is well related to the village. • MOR008 – This site is well related to the village. There are no identified 	Comment noted Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.

Respondent	Summary of Representation	Council's response
	<p>local flooding events. Any drainage issues can be dealt with SuDS.</p> <ul style="list-style-type: none"> • BUR015 – The Englefield Estate are willing for a smaller area than put forward to be allocated. • BRS002 – a change to the settlement boundary in this location would allow the site to come forward. 	
Jason Meredith of Floodline Developments	The DPD should include sites that are capable of sustainable development that comply with the Council's Flood Risk Strategy.	<p>The Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD. Regard will therefore be given to Core Strategy policy CS16 (flooding). Policy CS16 was prepared within the context of the NPPF.</p> <p>The site selection process will take into account flooding issues in accordance with national policy and policy CS16 of the Core Strategy. The site selection process will automatically exclude potential housing sites that fall within flood zone 3.</p>
	The response details a number of beneficial areas that development at THE007 would represent.	Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.
Lance Flannigan of Nexus Planning on behalf of Pangbourne Beaver Investments Ltd	Pangbourne Beaver Investments seek the allocation of SHLAA site PAN003.	Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.
	Compliance with Procedural Requirements:	The Housing Site Allocations DPD will be prepared within the framework of the

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> • Taking all the procedural requirements into account, a period of 32 days is clearly insufficient time for the Council to receive and consider the representations made on the preparation of the Housing Site Allocations DPD, as well as addressing the representations in the DPD itself and preparing the document for publication. • The proposed timetable for the publication of the 'Preferred Options' suggests that the DPD has already been prepared or is in the course of preparation without considering representations. • The preparation of the DPD is procedurally flawed. The period for preparing the DPD should be increased to 4-6 months if the DPD is to be found sound. 	<p>adopted Core Strategy DPD (a regulatory requirement), therefore the Housing Site Allocations DPD is more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD will therefore be shorter than that for the Core Strategy DPD.</p> <p>All of the comments made through the Regulation 18 consultation have been analysed and carefully considered as part of the ongoing preparatory work on the DPD to further inform its scope and content.</p>
	<p>Compliance with the 'tests' of soundness:</p> <p>The DPD has not been prepared positively and does not conform with Para 182 of the NPPF because:</p> <ul style="list-style-type: none"> • The Core Strategy housing figure is based on out-of-date evidence and falls significantly short of objectively assessed housing needs. • The objectively assessed housing need for the plan period is 16,310, a shortfall of 5,810. • None of the Core Strategies covering the West Central Berkshire Housing Market Area use objectively assessed housing need. Therefore, substantial additional housing provision will be required to meet the housing needs of the SHMA in this area. It is likely that any housing provision shortfall will exceed 5,810 dwellings. • The Council cannot demonstrate a 5 year housing land supply and therefore the housing policies within the Core Strategy are out of date. • Housing provision based on RSS figures should not be used. • The DPD should be prepared using paragraph 47 of the NPPF, which LPA's to boost significantly the supply of housing by using their evidence base to ensure that the Local Plan meets the full, objectively assessed 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p>

Respondent	Summary of Representation	Council's response
	<p>needs for market and affordable housing.</p>	<p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme (LDS) and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandford Park and windfalls. A five year housing land supply can be</p>

Respondent	Summary of Representation	Council's response
	<p>Compliance with the Spatial Strategy for the North Wessex Downs AONB:</p> <ul style="list-style-type: none"> • ADPP1 Requires housing provision to follow the existing settlement plan in accordance with the District Settlement Hierarchy and the Area Delivery Plan policies for the four spatial areas. • Of the 1,348 dwellings that have already been completed or permitted in the AONB 518 have been outside the settlement hierarchy. This is contrary to policy ADPP5 which states that the spatial distribution of new housing to be focused on Rural Service Centres and Service Villages • There is a serious imbalance in the spatial distribution of new housing in the AONB spatial area. Allocation of PAN003 will serve to strengthen Pangbourne's role as a Rural Service Centre. 	<p>clearly demonstrated. The five year housing land supply is set out in the Council's document 'Five year housing land supply at December 2013': http://info.westberks.gov.uk/CHttpHandler.ashx?id=35805&p=0</p> <p>Comments noted. The Housing Site Allocations DPD will be prepared within the context of the adopted Core Strategy DPD. The Core Strategy in policy ADPP1 sets out the spatial strategy for the district (identifying a settlement hierarchy and housing requirement). The Housing Site Allocations DPD will therefore allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy.</p> <p>Whilst housing allocations will be made in accordance with the settlement hierarchy, policy ADPP1 also sets out that below the settlement hierarchy, smaller villages with settlement boundaries will be suitable for limited infill development. This is managed via the development management process.</p>
<p>Mr. David Murray-Cox of Barton Willmore on behalf of A2Dominion Developments</p>	<p>The Housing Site Allocations DPD should be regarded as a Local Plan as it meets the requirements of Regulations 2,5 and 6 of Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>Duty to co-operate:</p> <p>Should the Council rely on the CS as the basis for this DPD, it will follow that the emerging DPD would be unsound because it has not been positively</p>	<p>The Housing Site Allocations DPD will form part of the Local Plan alongside the adopted Core Strategy DPD and Minerals and Waste DPD (which is in preparation).</p> <p>Comments noted. However, work on satisfying the Duty is taking place on an ongoing basis. A paper has been sent out to those with whom West Berkshire needs to</p>

Respondent	Summary of Representation	Council's response
	<p>prepared in compliance with the statutory duty to co-operate.</p>	<p>cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the Housing Site Allocations DPD. The paper seeks comments on the approach as part of the ongoing process of cooperation.</p> <p>The paper identifies that the strategic priorities are already agreed within the adopted Core Strategy DPD. Since the primary role of the Housing Site Allocations DPD will be to support the delivery of housing as set out in the Core Strategy DPD, we are tailoring our approach to the Duty to Cooperate as part of the Housing Site Allocations DPD accordingly. A series of strategic matters have been drawn out from the Core Strategy DPD which the Council considers to be of particular relevance to the Housing Site Allocations DPD.</p> <p>Outcomes from the consultation on this paper will be reported separately as part of the Duty to Cooperate process.</p>
	<p>Objectively assessed need:</p> <ul style="list-style-type: none"> • A SHMA has not been completed. • The DPD does not plan for the full, objectively assessed needs for market and affordable housing in the housing market area and as such it is unsound. • Evidence the Council's approach to this DPD is flawed is further demonstrated by the timetable for its production which indicates that it is to be adopted in December 2015, before which the updated SHMA should 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>Work has now commenced on a SHMA in conjunction with neighbouring Berkshire</p>

Respondent	Summary of Representation	Council's response
	<p>have been published.</p> <ul style="list-style-type: none"> The Council should use the updated SHMA to inform a whole or partial review of the CS and prepare a Local Plan based on this up-to-date evidence. This Plan should be prepared in accordance with the duty to co-operate and be based on an approach which meets the full, objectively assessed need for market and affordable housing in the area. 	<p>authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need. A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF.</p>
Rob Ellis, of Barton Willmore on behalf of Hallam Land Management	<ul style="list-style-type: none"> HLM have concerns that should the Council continue to prepare a Housing and Site Allocations DPD as indicated, the Plan will be rendered unsound, and that the resultant effect would be the production of a Plan that is entirely ineffectual in seeking to deliver the requisite level of housing growth as established by a thorough and objective assessment of housing need. HLM considers the DPD should not be progressed as currently proposed. It 	<p>Objectively Assessed Need:</p> <p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the</p>

Respondent	Summary of Representation	Council's response
Ltd	<p>would be based on the outdated CS; it would not be consistent with national policy; and arguably the Council will not have fulfilled its obligations under the duty to co-operate. HLM suggest that the Council prioritises a review of the CS, and that progression of the Housing and Site Allocations Plan is premature at this stage.</p> <ul style="list-style-type: none"> HLM consider that should the Council decide to proceed as currently proposed then the DPD would be unsound on the basis that it would not be positively prepared and because it would be inconsistent with national policy. The effect of the under provision of housing would mean that the resultant DPD would be unjustified since it would not be based on proportionate evidence. Furthermore, the DPD would be ineffective, since it would not be based on effective joint working on cross-boundary strategic priorities. 	<p>District. The position is therefore explained below:</p> <p>In order to find the Core Strategy sound, the Inspector committed the Council to a review of needs and demands for housing through a Strategic Housing Market Assessment (SHMA) within three years of adoption of the Core Strategy DPD in order to comply with the National Planning Policy Framework (NPPF).</p> <p>Work has now commenced on a SHMA in conjunction with neighbouring authorities in Berkshire. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need. A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's</p>

Respondent	Summary of Representation	Council's response
		<p>approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandlesford Park and windfalls.</p> <p>Duty to Cooperate:</p> <p>The approach to the preparation of the DPD involves work on satisfying the Duty taking place on an ongoing basis. A paper has been sent out to those with whom West Berkshire needs to cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the Housing Site Allocations DPD. The paper seeks comments on the</p>

Respondent	Summary of Representation	Council's response
		<p>approach as part of the ongoing process of cooperation.</p> <p>The paper identifies that the strategic priorities are already agreed within the adopted Core Strategy DPD. Since the primary role of the Housing Site Allocations DPD will be to support the delivery of housing as set out in the Core Strategy DPD, we are tailoring our approach to the Duty to Cooperate as part of the Housing Site Allocations DPD accordingly. A series of strategic matters have been drawn out from the Core Strategy DPD which the Council considers to be of particular relevance to the Housing Site Allocations DPD.</p> <p>Outcomes from the consultation on this paper will be reported separately as part of the Duty to Cooperate process.</p>
Alison Heine planning consultant	Can I please request that consideration be included of the need for Gypsy-Traveller sites in this district as this need has been very hard to provide for due to the extent of constraints in West Berkshire.	The Housing Site Allocations DPD will include sites for gypsies and travellers as set out in the Regulation 18 statement.
Stephen Bowley Planning Consultancy	I assume there will be a 'call for sites' at some stage. It is not clear from the Notice.	The 2013 SHLAA includes the results of a 'Call for Sites' which was carried out in early 2013. The results of the 2013 SHLAA will form part of the evidence base for the Housing Site Allocations DPD. A copy of West Berkshire Council's SHLAA can be downloaded from the Council's website at: http://info.westberks.gov.uk/index.aspx?articleid=28794
Alison Walker	<ul style="list-style-type: none"> • Croudace has concern with the procedural stance of the Council, and in 	All of the comments made through the

Respondent	Summary of Representation	Council's response
<p>of Croudace Strategic Ltd</p>	<p>particular, the implied predetermination of the Council's strategy (and site selection) process due to insufficient time being programmed between the close of this Regulation 17 consultation period and the Council's programmed publication date of the Plan. However, it is primarily concerned with the major conflict with the NPPF in regard to, inter alia, the reliance on a Core Strategy that by virtue of its housing requirement is out of date.</p> <ul style="list-style-type: none"> • The Council's contention that the Plan will be in conformity and consistent with the Core Strategy and as such should progress in advance of a comprehensive review through the preparation of a Local Plan is, in Croudace's view, seriously flawed. • Fundamentally, the Plan based on the Core Strategy overall housing provision (10,500 new dwellings during the period 2006-2026), which even at the point of adoption was acknowledged to be based on out-of-date evidence and to fall significantly short of the full objectively assessed housing needs of the district, leave alone the wider housing market area, cannot be considered sound. • Croudace consider that the objectively assessed housing need for the District for the period 2006-2026 is in excess of 16,000 dwellings, compared with the Core Strategy housing provision of 10,500 dwellings. • None of the adopted Core Strategies covering the West Central Berkshire Housing Market Area make full provision for objectively assessed housing needs based on up-to-date evidence. (all have adopted the RSS figure) Substantial additional provision is likely to be required in order to meet in full the housing needs of the SHMA and Greater Reading in particular. • It is likely that the shortfall in the Core Strategy housing provision will exceed the shortfall of approximately 6,000 dwellings based on the objectively assessed needs of West Berkshire alone. • The West Berkshire Site Allocations DPD is being prepared on the basis of figures originally derived from the revoked South East Plan they should not be relied upon for the purposes of preparing the DPD and should not be taken as a proxy for what the DPD process, undertaken in accordance with the NPPF, may produce eventually. • In order to satisfy the tests of soundness set out in the NPPF, the West 	<p>Regulation 18 (rather than 17) consultation have been analysed and carefully considered as part of the ongoing preparatory work on the DPD to further inform its scope and content.</p> <p>Whilst the comments on process are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>In order to find the Core Strategy sound, the Inspector committed the Council to a review of needs and demands for housing through a Strategic Housing Market Assessment (SHMA) within three years of adoption of the Core Strategy DPD in order to comply with the National Planning Policy Framework (NPPF).</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the</p>

Respondent	Summary of Representation	Council's response
	<p>Berkshire Housing Site Allocations DPD should be prepared in accordance with Paragraph 47, which requires LPAs to boost significantly the supply of housing by using their (up-to-date) evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF. Furthermore, Paragraph 182 places the emphasis firmly on the LPA to submit a plan for examination which it considers is "sound". The approach adopted by West Berkshire Council towards the preparation of its Housing Sites Allocation DPD fails on both counts.</p>	<p>objectively assessed need. A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF and is intended to actively encourage housing delivery. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandleford Park and windfalls.</p>

Respondent	Summary of Representation	Council's response
Angela Atkinson of the Marine Management Organisation	No Comment	Noted
Bobby Gulzar	I am very keen on pushing for development for homes around areas which have close access to main trunk roads and train stations plus bus stops and how we can improve public transport to support these new homes, e.g. Aldermaston Train Station, a nice area to continue to develop and also Beenham which is a strategically placed village.	The Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD. Policy ADPP1 of the Core Strategy, states that the majority of development will be located in the main urban areas of the district. In addition, most development will be located within or adjacent to the settlements included in the settlement hierarchy of this policy. The spatial strategy for the District will be reviewed through the subsequent Local Plan.
Catherine Mason of Savills on behalf of W. Cumber and Son (Theale) Ltd	<ul style="list-style-type: none"> As a general comment, we do not understand the reason for the change in emphasis away from a Site Allocations Document to a Housing Site Allocations Document. We are concerned that the latter will result in ambiguity about the appropriateness of other uses within the broad location for development identified in the Core Strategy. It is unclear whether there will be subsequent site allocations documents to deal with other uses. It is therefore important that any site allocation document recognises and makes reference to complementary uses which will be considered as part of a mixed use scheme to ensure that other appropriate uses are not precluded on suitable sites. 	<p>The change in approach from a Site Allocations and Delivery DPD to a Housing Site Allocations DPD was taken in order to prioritise and encourage housing delivery in the District in accordance with Government policy. There is also a pressing requirement to address through the plan led system the need for gypsy and traveller pitches, and the need for a priority review of several housing development management policies.</p> <p>After 2016, as set out in the Council's adopted Local Development Scheme (LDS), a new Local Plan will be produced which will supersede, in December 2018, the Core Strategy DPD and the Housing Site Allocations DPD. The new Local Plan will</p>

Respondent	Summary of Representation	Council's response
	<p>It is our view that sites EUA025, EUA026 and THE005 should be allocated for housing (and where appropriate supporting mixed use development - this applies more to sites THE005 and EUA025).</p>	<p>include allocations for a range of land uses. Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Barry Mangan of Savills on behalf of Mrs. Clare Mangan</p>	<p>The Housing Site Allocations DPD provides the opportunity for the Council to review the existing defined settlement boundaries across the District. This process should be duly undertaken by the Council in order that such boundaries are accurately defined to reflect the development form of the smaller settlements and allow for organic growth where this may be appropriate and in keeping with the character of such settlements.</p>	<p>A settlement boundary review of the settlements identified within adopted Core Strategy DPD policy ADPP1 (Spatial Strategy) will be carried out as part of the Housing Site Allocations DPD. Criteria for the review are proposed to be included as part of the preferred options consultation. A review of the remaining settlement boundaries will be completed as part of work on the new Local Plan that will supersede the Core Strategy DPD and Housing Site Allocations DPD in 2018.</p>
<p>Nick Stafford for David Lock Associates</p>	<p>Given the inevitable extensive timescales and possible delays for producing a new Local Plan, it is possible that out of date saved policies will continue to persist for several years to come. We would request that West Berkshire review the scope of this document, widening its influence to include a consideration of employment sites.</p>	<p>A review of Protected Employment Areas will take place during the development of the Council's new Local Plan, which is expected to be adopted in December 2018. The new Local Plan will supersede the Core Strategy DPD and Housing Site Allocations DPD upon adoption.</p>
<p>Chris Trigwell on behalf of Kintbury Parish Council</p>	<ul style="list-style-type: none"> • The Council strongly holds the view that a number of developments over and above the previous LDF have been given consent and have been built in Kintbury. These additional 143 units should be taken into account when consideration is being given to allocation of development in Kintbury and there should, therefore, be no further development permitted under the DPD currently under consideration. • The Council holds this view because all of the proposals that have been 	<p>The Housing Site Allocations DPD will take into account the level of previous years completed and permitted development within the plan period. The West Berkshire Core Strategy has allocated up to 2,000 dwellings to be built within the North Wessex Downs Area of Outstanding Natural</p>

Respondent	Summary of Representation	Council's response
	<p>included in the SHLAA will contribute further to the difficulties already experienced by Kintbury Residents in relation to the current street network.</p> <ul style="list-style-type: none"> • The Parish Council considers that as the Village is located in the heart of the AONB, it means that any development opportunities, particularly outside of the current Village Envelope, are bound to be deleterious to the natural beauty of the landscape and must, therefore, be avoided if the Core Strategy is to be complied with. • The Core Strategy further states that Service Villages within the AONB are expected to only contribute by way of limited development and the Parish Council sees no merit in any of the proposed sites shown in the SHLAA. 	<p>Beauty (AONB), as a whole, between 2006 and 2026 and allocations will be made in accordance with the settlement hierarchy set out in the adopted Core Strategy. This includes Kintbury as a service village.</p> <p>The conservation and enhancement of the natural beauty of the landscape will be the paramount consideration when assessing potential sites in the AONB.</p>
	<ul style="list-style-type: none"> • The existing services within the village, particularly the Doctors Surgery, cannot cope with any more development. • The direct rail link to Paddington is under threat with the electrification of the line to Newbury. If this line were to close it would increase the number of cars on local roads, as commuters travel by car to the nearest regular fast rail service. 	<p>The Council produces and regularly updates an Infrastructure Delivery Plan (IDP) in consultation with infrastructure providers. The purpose of the IDP is to help deliver West Berkshire's future growth sustainably. It describes what infrastructure is needed and how, when and by whom it will be delivered and, where known, the location. It is proposed that the IDP will be updated as part of work on the Housing Site Allocations DPD once the sites for allocation have been confirmed.</p>
Linda Currie on behalf of Oxfordshire County Council	<p>Oxfordshire County Council will work jointly with West Berkshire Council to ensure the following issues are taken into account in the preparation of this DPD:</p> <p>Management of any cross-boundary movement of schools pupils:</p> <ul style="list-style-type: none"> • Due to the existing tightness of school capacity on the Oxfordshire side of the Goring/Streatley and Whitchurch/Pangbourne border, shared information about likely future pressures in this area would be useful. • Future availability of spaces at King Alfred's to non-catchment children will depend on the changing balance between a locally growing population, 	<p>Comments noted. West Berkshire will work with neighbouring authorities on an ongoing basis to provide appropriate infrastructure to meet the growth requirements of the District.</p>

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	<p>King Alfred's site development plans, and new capacity planned at Grove. Information about expected population growth in the Pangbourne/Purley area of West Berks would be of use in helping Langtree plan their future capacity.</p> <ul style="list-style-type: none"> Information about expected population growth in the Compton area of West Berks would be of use in helping alternative schools to plan their future capacity. <p>Scope for Improving Bus Services between West Berks growth settlements and Oxfordshire:</p> <ul style="list-style-type: none"> The County Council would like to explore with WBC opportunities to secure improvements to public transport services between West Berkshire and Science Vale as part of an overall bus strategy for Oxfordshire. 	
Nigel Hawkey of Touchstone	<p>No allocations are proposed for villages not listed in the settlement hierarchy. This is despite fact that infill and rural exceptions sites in these settlements could be significant additional sources of housing supply. The scope of the document should be widened to recognise this possibility.</p>	<p>The Housing Site Allocations DPD will form part of the Local Plan alongside the Core Strategy DPD and will be prepared within the framework of the Core Strategy. The Core Strategy in policy ADPP1 sets out the spatial strategy for the district (identifying a settlement hierarchy and housing requirement) and allocates strategic sites (sites of 500 dwellings or more). The Housing Site Allocations DPD will therefore allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy.</p> <p>In establishing how much housing is still required of the 'at least' 10,500, a windfall allowance has been included.</p> <p>After 2016, a new Local Plan will be</p>

Respondent	Summary of Representation	Council's response
		<p>produced which will supersede, in December 2018, the Core Strategy DPD and the Housing Site Allocations DPD. The new Local Plan will include a new housing number and will reconsider, amongst other things, the spatial strategy and the settlement hierarchy.</p> <p>It is intended to include within the DPD a policy to guide rural exceptions housing. Infill development in settlements outside the settlement hierarchy is managed through the development management process and will form part of the windfall allowance.</p>
<p>Pro Vision Planning and Design on behalf of David Wilson Homes Southern and Rivar Ltd</p>	<p>At the understanding of Pro Vision, the scope of the DPD will be limited to allocating sufficient non-strategic housing sites to meet the residual housing requirement based on the overall housing requirement set out in the Core Strategy. Based on the Council's figures, that requirement is said to be 2,718 dwellings across the District.</p>	<p>It is intended that the scope of the Housing Site Allocations DPD will also include housing related development management policies, revised parking standards for residential development and sites for gypsies and travellers.</p> <p>The requirement at March 2013 was 2,718 dwellings.</p>
	<p>Adopted LDS (September 2013) has not been updated. The revised LDS timetable (May 2014) indicates that after 2016, a new Local Plan will be produced that that will replace in 2018 the adopted Core Strategy. The preparation of the new Local Plan will include a review of the housing requirement informed by a new Strategic Housing Market Assessment.</p>	<p>The LDS was updated in May 2014 and is included on the Council's website: http://www.westberks.gov.uk/lds.</p>
	<p>Based on past performance, the timetable for the preparation of the DPD and subsequent Local Plan is unrealistically optimistic.</p>	<p>Since the Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD (a regulatory requirement), the Housing Site Allocations</p>

Respondent	Summary of Representation	Council's response
		<p>DPD will be more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD is therefore shorter than that of the Core Strategy DPD.</p>
	<ul style="list-style-type: none"> • Limiting the scope of the DPD and the time taken to prepare a new Local Plan will mean that the updated housing requirement to meet the objectively assessed needs of the District will not be in place before 2019/20. The Council's assessment of housing land supply will therefore for 14 years have been based on a demonstrably inadequate requirement. This is contrary to the requirements of the NPPF. • The level of housing proposed in the Core Strategy was of concern to the Inspector who sought to reconcile this dilemma by finding the plan sound provided the overall housing requirement reviewed at an early stage. But the Core Strategy's housing requirement does not meet Objectively Assessed need (OAN). • That may have been a position that was acceptable (as the Inspector ultimately found) during a short interim period pending an early review, but not acceptable for this situation to be maintained for a longer period of time. • It was not the Inspector's intention that the Core Strategy should remain part of the Development Plan and be used as the basis for assessing land supply and preparing further site allocation DPD's for periods of 14 years. • The Site Allocations DPD process is fundamentally flawed. It should not be predicted on housing numbers which are set out in a Core Strategy which, whilst adopted in 2012, is based on the South East Plan which dates back to 2009 (using 2006 based population forecasts). The Core Strategy Inspector said those figures need early review. • It is completely misguided to continue with a Site Allocations process which will be out of date prior to adoption. A prudent and well directed council should concentrate on the review of the Core Strategy, and in particular on establishing the full OAN for market and affordable housing (as required by paragraph 47 of the NPPF) and should not pursue the site allocations 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF (paragraph 157) and is intended to actively encourage housing delivery.</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the</p>

Respondent	Summary of Representation	Council's response
	<p>process until that has been done.</p>	<p>Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system.</p>
<p>Pro Vision Planning and Design on behalf of Benham Estate</p>	<p>At the understanding of Pro Vision, the scope of the DPD will be limited to allocating sufficient non-strategic housing sites to meet the residual housing requirement based on the overall housing requirement set out in the Core Strategy. Based on the Council's figures, that requirement is said to be 2,718 dwellings across the District.</p> <p>Adopted LDS (September 2013) has not been updated. The revised LDS timetable (May 2014) indicates that after 2016, a new Local Plan will be produced that that will replace in 2018 the adopted Core Strategy. The</p>	<p>The scope of DPD will also include housing related development management policies, revised parking standards for residential development and sites for gypsies and travellers.</p> <p>The requirement at March 2013 was 2,718 dwellings.</p> <p>The LDS was updated in May 2014 and is included on the Council's website: http://www.westberks.gov.uk/lids.</p>

Respondent	Summary of Representation	Council's response
	<p>preparation of the new Local Plan will include a review of the housing requirement informed by a new Strategic Housing Market Assessment.</p> <p>Based on past performance, the timetable for the preparation of the DPD and subsequent Local Plan is unrealistically optimistic.</p>	<p>The Regulation 18 consultation relates to the scope and content of the DPD rather than the timescales for preparation. However, in response, because the Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD (a regulatory requirement), the scope of the DPD will be more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD is therefore shorter than that of the Core Strategy DPD.</p> <p>Furthermore, evidence work to inform the preparation of the Housing Sites Allocations DPD is well progressed.</p>
	<ul style="list-style-type: none"> • Limiting the scope of the DPD and the time taken to prepare a new Local Plan will mean that the updated housing requirement to meet the objectively assessed needs of the District will not be in place before 2019/20. The Council's assessment of housing land supply will therefore for 14 years have been based on a demonstrably inadequate requirement. This is contrary to the requirements of the NPPF. • The level of housing proposed in the Core Strategy was of concern to the Inspector who sought to reconcile this dilemma by finding the plan sound provided the overall housing requirement reviewed at an early stage. But the Core Strategy's housing requirement does not meet Objectively Assessed need (OAN). • That may have been a position that was acceptable (as the Inspector ultimately found) during a short interim period pending an early review, but not acceptable for this situation to be maintained for a longer period of time. • It was not the Inspector's intention that the Core Strategy should remain 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led</p>

Respondent	Summary of Representation	Council's response
	<p>part of the Development Plan and be used as the basis for assessing land supply and preparing further site allocation DPD's for periods of 14 years.</p> <ul style="list-style-type: none"> • The Site Allocations DPD process is fundamentally flawed. It should not be predicted on housing numbers which are set out in a Core Strategy which, whilst adopted in 2012, is based on the South East Plan which dates back to 2009 (using 2006 based population forecasts). The Core Strategy Inspector said those figures need early review. • It is completely misguided to continue with a Site Allocations process which will be out of date prior to adoption. A prudent and well directed council should concentrate on the review of the Core Strategy, and in particular on establishing the full OAN for market and affordable housing (as required by paragraph 47 of the NPPF) and should not pursue the site allocations process until that has been done. 	<p>system as set out in the NPPF (paragraph 157) and is intended to actively encourage housing delivery.</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in</p>

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Pro Vision Planning and Design on behalf of Banner Homes and Wates	At the understanding of Pro Vision, the scope of the DPD will be limited to allocating sufficient non-strategic housing sites to meet the residual housing requirement based on the overall housing requirement set out in the Core Strategy. Based on the Council's figures, that requirement is said to be 2,718 dwellings across the District.	accordance with Government policy. The scope of DPD will also include housing related development management policies, revised parking standards for residential development and sites for gypsies and travellers. The requirement at March 2013 was 2,718 dwellings.
	Adopted LDS (September 2013) has not been updated. The revised LDS timetable (May 2014) indicates that after 2016, a new Local Plan will be produced that that will replace in 2018 the adopted Core Strategy. The preparation of the new Local Plan will include a review of the housing requirement informed by a new Strategic Housing Market Assessment.	The LDS was updated in May 2014 and is included on the Council's website: http://www.westberks.gov.uk/lDs .
	Based on past performance, the timetable for the preparation of the DPD and subsequent Local Plan is unrealistically optimistic.	The Regulation 18 consultation relates to the scope and content of the DPD rather than the timescales for preparation. However, in response, because the Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD (a regulatory requirement), the Housing Site Allocations DPD will be more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD is therefore shorter than that of the Core Strategy DPD.
	<ul style="list-style-type: none"> Limiting the scope of the DPD and the time taken to prepare a new Local Plan will mean that the updated housing requirement to meet the objectively assessed needs of the District will not be in place before 2019/20. The Council's assessment of housing land supply will therefore for 14 years have been based on a demonstrably inadequate requirement. This is contrary to the requirements of the NPPF. 	Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> • The level of housing proposed in the Core Strategy was of concern to the Inspector who sought to reconcile this dilemma by finding the plan sound provided the overall housing requirement reviewed at an early stage. But the Core Strategy's housing requirement does not meet Objectively Assessed need (OAN). • That may have been a position that was acceptable (as the Inspector ultimately found) during a short interim period pending an early review, but not acceptable for this situation to be maintained for a longer period of time. • It was not the Inspector's intention that the Core Strategy should remain part of the Development Plan and be used as the basis for assessing land supply and preparing further site allocation DPD's for periods of 14 years. • The Site Allocations DPD process is fundamentally flawed. It should not be predicted on housing numbers which are set out in a Core Strategy which, whilst adopted in 2012, is based on the South East Plan which dates back to 2009 (using 2006 based population forecasts). The Core Strategy Inspector said those figures need early review. • It is completely misguided to continue with a Site Allocations process which will be out of date prior to adoption. A prudent and well directed council should concentrate on the review of the Core Strategy, and in particular on establishing the full OAN for market and affordable housing (as required by paragraph 47 of the NPPF) and should not pursue the site allocations process until that has been done. 	<p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF (paragraph 157) and is intended to actively encourage housing delivery.</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the</p>

Respondent	Summary of Representation	Council's response
		<p>District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p>
<p>Sarah Griffiths of Turley on behalf of Commercial Estates Group</p>	<p>West Berkshire cannot currently demonstrate a deliverable five year housing land supply. This has been exacerbated by the delay in bringing forward Sandford Park. It is therefore recommended that West Berkshire should identify some of the sites shortlisted in the 'preferred options' version of the DPD as appropriate to address this shortfall in the short term.</p> <p>Other local authorities have sought through regular monitoring, to overcome interim shortages in housing land supply by adopting additional interim housing policies and sites. This allows for new development to come forward in the 5 year period. West Berkshire should be keen to promote additional housing and recognise the benefits of sustainable growth of settlements and the role this can play in the economic prosperity of West Berkshire.</p>	<p>A five year housing land supply can be clearly demonstrated. The five year housing land supply is set out in the Council's document 'Five year housing land supply at December 2013': http://info.westberks.gov.uk/CHttpHandler.ashx?id=35805&p=0 It is not therefore proposed to take the suggested approach.</p> <p>Progressing a Housing Site Allocations DPD will be a proactive approach and is intended to actively encourage housing delivery. This will ensure that non strategic sites can be allocated thus maintaining the Council's five year housing land supply.</p> <p>Interim housing policies carry very little weight unless they have been subject to the correct preparatory processes as part of a DPD.</p>

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	<p>The focus should be on sustainable sites in and around Newbury, as the principal settlement of West Berkshire, and in part compensation for the delay in delivery of the Sandford Park urban extension. Local Authorities who depend on the delivery of substantial urban extensions for their housing supply often find such large scale releases of housing land can take much longer to come forward than anticipated. This issue should be suitably addressed through the identification now of other sites in Newbury.</p>	<p>The Housing Site Allocations DPD will allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy in accordance with the spatial strategy. The Core Strategy sets out the settlement hierarchy in policy ADPP1. This policy acknowledges that West Berkshire's main urban areas, such as Newbury, will be the focus for development and policy ADPP2 sets out the details of the spatial strategy for this area.</p> <p>The site selection work for the Housing Site Allocations DPD is subject to a Sustainability Appraisal / Strategic Environmental Assessment. This, alongside technical advice, will ensure that the sites taken forward into the Preferred Options Housing Site Allocations DPD document are sustainable. The site selection criteria will be based on the principles of sustainability.</p>
	<p>As part of the Housing Site Allocations DPD consultation Commercial Estates Group will write again to further promote their site on land at North Newbury as a suitable and sustainable location, to help deliver the remainder of the Core Strategy housing requirement.</p>	<p>Comment noted.</p>

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Charles Routh of Natural England	<p>There are a number of environmental assets in or liable to be affected by the plan which need to be considered in the plan making process. These include European Sites, Sites of Special Scientific Interest, the North Wessex Downs AONB, and more locally determined features of wildlife and landscape value. If locally assessed needs are undeliverable in the context of paragraph 14 of the NPPF, there should be early engagement with neighbouring planning authorities to seek to meet these needs elsewhere. We expect that any allocations are demonstrated to be deliverable in the context of the NPPF and local policies to protect the natural environment. In particular we advise that the plan shows that policies will not result in unacceptable impacts on protected landscapes and that priority species and habitats will not fundamentally constrain development on the sites chosen.</p>	<p>The Housing Site Allocations DPD will be prepared within the context of the Core Strategy DPD. Policy CS17 of the Core Strategy has specific regard to biodiversity and geodiversity. The preparation of the Core Strategy was informed by the NPPF.</p> <p>Work on satisfying the Duty to Cooperate is taking place on an ongoing basis. A paper has been sent out to those with whom West Berkshire needs to cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the DPD.</p> <p>As part of the site selection process, all sites will be subject to a Sustainability Appraisal / Strategic Environmental Assessment. The detailed site selection criteria will also take the specific matters raised into account – they are integral to the site selection process.</p>
	<p>The Sustainability Appraisal process should be initiated at an early stage in the process and should ensure that the 'avoid – mitigate – compensate' hierarchy is adhered to and a net gain for the environment should be sought.</p>	<p>A Sustainability Appraisal / Strategic Environmental Assessment Scoping Report has been prepared and consulted upon for the Housing Site Allocations DPD. In line with the Environmental Assessment of Plans and Programmes Regulations 2004, Natural England has been consulted as one of the 'consultation bodies'.</p> <p>SA/SEA is an integral part of the preparation of the DPD and will be used throughout as part of the assessment of the sites.</p>
	<p>A Habitats Regulation Assessment should be undertaken and initiated at an</p>	<p>A Habitats Regulation Assessment</p>

Respondent	Summary of Representation	Council's response
	<p>early stage.</p> <p>If the DPD includes development specifications, we advise that the natural environment is included in these specifications, and where appropriate, justified by evidence such as landscape assessment.</p> <p>More general advice is set out in the annex appended to the representation letter.</p>	<p>Screening Report is being drafted and will be updated as preferred sites and policies evolve. In line with the Conservation of Habitats and Species Regulations 2010, Natural England will be consulted on this document as it is the 'appropriate nature conservation body'.</p> <p>Comment noted. The DPD will include policies for each allocation.</p> <p>Advice set out in Annex noted.</p>
David Fisher	<p>I think it is essential that adequate land be allocated to housing to allow for development both inside and outside the respective village boundaries where allocation of such land will not harm either the local or social environment of the region surrounding it.</p>	<p>The Housing Site Allocations DPD will allocate the remaining 'at least' 10,500 dwelling requirement identified in the Core Strategy DPD. Development will be located within or adjacent to the settlements identified in the settlement hierarchy (in policy ADPP1) of the Core Strategy DPD.</p>
David Russell	<p>If current planning policies and trends persist in the foreseeable future, Inkpen will become a collection of big to huge houses, with the distribution so skewed to the 5+ bedroom house category that it will feel like the gated communities.</p> <p>Driven by the reasonable wish to preserve the character of Inkpen and surrounds, the current generation of Inkpen residents seems to have given themselves the right to freeze the footprint of the village as it was in the 1990s. This is massively ironic because, of course, most of these people live in houses which were built on land that was split from other, larger plots.</p> <p>West Berkshire should challenge the smaller communities who currently have no responsibility under the core plan to supply any sites for building new houses. They should be asked to take some responsibility and come up with suggestions that would support the healthy development of their village and supply new houses.</p>	<p>The adopted Core Strategy DPD includes a policy on housing type and mix (policy CS4). The new Local Plan, that will supersede both the Core Strategy and Housing Site Allocations DPD in 2018, will include a review of all Core Strategy DPD and Housing Site Allocation DPD policies, in addition to any of the remaining saved Local Plan policies. The evidence base will also be reviewed.</p> <p>Whilst Inkpen falls outside of the settlement hierarchy set out within policy ADPP1 of the Core Strategy DPD, the new Local Plan will include a review of the settlement hierarchy.</p>

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<p>Douglas Bond of WoolfBond Planning</p>	<p>That overall housing requirement as set out in the core strategy is "out of date" having regard to the more recent advice in the NPPF and reinforced by the recent publication of the PPG. This guidance points to having an up-to-date housing requirement based on the most up-to-date objectively assessed needs.</p>	<p>In order to find the Core Strategy sound, the Inspector committed the Council to a review of needs and demands for housing through a Strategic Housing Market Assessment (SHMA) within three years of adoption of the Core Strategy DPD in order to comply with the National Planning Policy Framework (NPPF).</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the</p>

Respondent	Summary of Representation	Council's response
		<p>Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandford Park and windfalls.</p>
Hannah Wilson of Wokingham Borough Council	No Comment	
Graham Hunt of Newbury Town Council	<p>The general consensus was that a Housing Site Allocation document on its own, without reference to the resulting infrastructure needs is potentially dangerous. The scope and content of the Housing Site Allocations Development Plan Document (DPD) should therefore include as integral elements:</p> <ul style="list-style-type: none"> • Retention of the housing mix foreseen in the Core Strategy. • The schools, primary health care services, public transport, roads, and road developments required for the new houses. • Retention of the balance foreseen in the Core Strategy between the 	<p>The Housing Site Allocations DPD will form part of the Local Plan alongside the Core Strategy DPD. It will consequently be in general conformity with the Core Strategy.</p> <p>Future infrastructure requirements are listed within the Council's Infrastructure Delivery Plan (IDP). The purpose of the IDP is to help deliver West Berkshire's future growth</p>

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	<p>growth of residential, retail, commercial, and industrial areas.</p> <ul style="list-style-type: none"> • Wider consideration of the eventual needs of the Newbury/Thatcham conurbation, including the urban areas of adjoining parishes. • The space which may eventually be assigned to a University or University faculties, a modern concert hall, and a modern sports complex. • Provision for the wider transport needs of the Newbury/Thatcham conurbation, including completing an outer ring road to the south and north. • Bringing the A339 Newbury-Basingstoke road to an acceptable standard for future needs. 	<p>sustainably. It describes what infrastructure is needed and how, when and by whom it will be delivered and, where known, the location. The IDP will be updated as part of work on the Housing Site Allocations DPD in consultation with infrastructure providers, and will be updated as part of work on the Housing Site Allocations DPD once preferred housing sites have been confirmed as firm allocations.</p>
<p>Peter Dutton of Gladman Developments (submission includes Appendix A: location plan and Appendix B: Paul Tucker QC legal opinion)</p>	<p>Core Strategy review:</p> <ul style="list-style-type: none"> • The NPPF sets out at paragraphs 14, 47, 152 and 159 the need to prepare a Strategic Housing Market Assessment as the basis for determining an authority's objectively assessed housing needs and to meet these needs in full. • At examination, the Core Strategy Inspector highlighted that the proposed housing target for the district did not meet with the requirements of the Framework, with the available evidence indicating housing need and demand to be higher than the level of the homes proposed. Based on these conclusions, the Core Strategy sets out that the Council will prepare an updated SHMA within three years of the Plan's adoption, undertaking a review of the housing targets for the district based on the SHMA's findings. • Gladman remind the Council of the fundamental need to review the current housing requirements for the district to ensure that these are consistent with the authority's full objectively assessed needs. This is particularly the case where evidence points to the need to provide a significantly higher level of homes in the district with the 2008 and 2011 household projections indicating the need to provide 796 and 710 dwellings per annum in the authority area. 	<p>The High Court cases that the respondent refers to are noted. However the comments made appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p> <p>A Local Plan will then be prepared, to look</p>

Respondent	Summary of Representation	Council's response
		<p>longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandleford Park and windfalls.</p>
	<p>In light of a lack of NPPF compliant assessment of West Berkshire's housing needs, Gladman have commissioned Regeneris Consulting to undertake an independent objective assessment of the district's housing needs. The draft assessment indicates that there is now a need to deliver 1,080 dwellings per annum in West Berkshire over the period 2011-2026, more than double the</p>	<p>West Berkshire Council has commenced work on a SHMA in conjunction with the neighbouring Berkshire authorities. In accordance with the NPPF, the SHMA will be carried out for the Housing Market Area</p>

Respondent	Summary of Representation	Council's response
	<p>housing requirement currently set out in the Council's adopted Core Strategy. This highlights a significant need to identify further deliverable and developable housing sites in the district.</p>	<p>rather than for the West Berkshire area. It does not appear from the respondent's comments that the draft assessment by Regeneris Consulting has taken into account neighbouring authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also need to be involved in accordance with the duty to cooperate. The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need and is intended to actively encourage housing delivery.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations DPD and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p>

Respondent	Summary of Representation	Council's response
		<p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF.</p>
	<p>Core Strategy review:</p> <ul style="list-style-type: none"> • Whilst recognising that the Council is currently in the process of preparing an up-to-date SHMA and intends to commence work on a new Local Plan once the Housing Site Allocations DPD has been adopted, Gladman submit that it would now be appropriate for the Council to delay work on the Housing Site Allocations DPD with a view to progressing a combined Local Plan and Site Allocations document, in conformity with the Framework's requirements. To be found sound and consistent with the Framework's requirements, the Housing Site Allocations DPD must identify sufficient housing sites to meet the full objectively assessed needs for the district • To be found sound and consistent with the NPPF, the Housing Site Allocations DPD must identify sufficient housing sites to meet the full objectively assessed needs for the district, with the amount of weight to be given to the Core Strategy Housing targets viewed in the context of paragraph 215 of the Framework. A copy of a legal opinion on this matter, prepared by Paul Tucker QC for the recent Harrogate Sites and Policies DPD Examination, is provided at Appendix B of this submission in this regard. 	<p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF (paragraph 157) and is intended to actively encourage housing delivery. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandleford Park and windfalls.</p>
	<p>Site allocations:</p> <ul style="list-style-type: none"> • NPPF makes clear that to significantly boost the supply of housing, Local Planning Authorities should identify and update annually a supply of specific sites sufficient to supply five years' worth of housing with either a 	<p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance</p>

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	<p>5% or 20% buffer dependent on past delivery; and use their evidence base to ensure they meet their full objectively assessed housing needs, Identify a supply of specific developable sites, or broad locations for growth for years 6-10, and where possible 11-15 of the Plan period.</p> <ul style="list-style-type: none"> • The Housing Site Allocations DPD will help to deliver the housing required in West Berkshire over the Plan period. To ensure this is achieved Gladman submit that the Plan should distribute housing to a range of sites that will support the Plan's strategy, provide sustainable locations for development and ensure housing is delivered. To address situations where housing does not come forward as expected it should make clear that the authority will seek to maintain at all times a five year supply of deliverable housing sites in accordance with the Presumption in Favour of Sustainable Development • Often, Plan allocations do not deliver the level of housing that was anticipated when they were allocated. There should be an over-allocation of sites, over and above the housing required by the Core Strategy, to cater for sites that fail to come forward, come forward at a slower rate than originally anticipated, or do not deliver the number of dwellings originally considered appropriate. • NPPF emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development. The Council should therefore distribute growth to sustainable settlements with established facilities, services and infrastructure. However, the need for development in lower order sustainable settlements, which could also help to sustain existing facilities and services, should not be overlooked. The level of housing directed to each of the district's settlements should be viewed in the context of the authority's full, objectively assessed needs. • The decision to distribute development and allocate sites should be based on the findings of the evidence base and should not be a politically driven spatial strategy. The Council should seek to provide sufficient growth to meet the needs of its settlements taking their sustainability credentials and the need to ensure their long-term vitality into account. 	<p>with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF and is intended to actively encourage housing delivery. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandford Park and windfalls.</p>
	<p>Site submission:</p>	<p>The distribution and allocation of sites within the Housing Site Allocations DPD will be in</p>

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	<ul style="list-style-type: none"> • Gladman have an interest in Land off Mans Hill, Burghfield Common, as shown in Appendix A to this submission. • Gladman submit that Burghfield Common represents a sustainable location for further residential development. Defined as one of the districts Rural Service Centres to which further development will be directed, the village benefits from a good range of services and facilities, with frequent public transport links to the higher order centre of Reading. • Land off Mans Hill provides an inherently suitable and sustainable location for residential development. The site could be sympathetically developed to provide a logical extension to the settlement, reflecting the characteristics and setting of its location. There are no significant constraints or designations that would prevent the site from coming forward in the short term to meet the authority's housing needs. • Land off Mans Hill is considered to be deliverable, as it is available now, offers a suitable location for development, and is achievable. The landowner and Gladman are keen to deliver a high quality scheme on the site and would welcome further discussions with the Council regarding this. 	<p>line with the spatial strategy and settlement hierarchy set out in policy ADPP1 of the Core Strategy DPD. The spatial strategy reflects the existing and future role and function of settlements.</p> <p>The comments on Mans Hill are noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Oliver Taylor of Strutt and Parker LLP on behalf of James Radbourne (attachments: Appendix A: site location plan and Appendix B: Landscape and Visual Assessment)</p>	<p>Summary and conclusion:</p> <p>Presumption in favour of sustainable development at heart of NPPF. Local Planning Authorities must positively seek opportunities to meet development needs of their area.</p>	<p>The Housing Site Allocations DPD will pro-actively allocate non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF.</p>
	<p>Preferred locations for new housing development should be identified across each of the identified rural service centres and rural service villages.</p>	<p>The Housing Site Allocations DPD will allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy in accordance with the spatial strategy. The Core Strategy sets out the settlement hierarchy in policy ADPP1. This policy acknowledges that West Berkshire's main urban areas, such as Newbury, will be the focus for development with further</p>

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	<ul style="list-style-type: none"> • The DPD should be structured in four parts – Part I should provide an introduction and set out how West Berkshire has proactively sought to meet its objectively assessed housing needs. Parts II and III should establish a growth and distribution strategy for the identified Rural Service Centres and Service Villages respectively. Each part should then be broken down into a strategy for each settlement and should identify individual sites for housing allocations. Part IV should contain provisions relating to housing related development management policies, inclusive of those to manage development in the open countryside. • Parts II to III should identify sufficient land to meet the Council's objectively assessed housing need having regard to the awaited SHMA. • Land at Wantage Road should be allocated for residential development in the Preferred Options draft of the Housing Site Allocations DPD. The site is readily available and title absolute is in single ownership. There are no insurmountable legal issues preventing this site from coming forward and delivering much need new open market and affordable housing. • Representations supported by a Landscape and Visual Assessment 	<p>development opportunities in rural service centres and service villages.</p> <p>Comments noted. It is proposed that the DPD will include this information but will not repeat details already included within the adopted Core Strategy.</p> <p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
Barbara Morgan of Network Rail	<p>Developer contributions:</p> <ul style="list-style-type: none"> • The DPD should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure. • Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions. • Network Rail is a publicly funded organisation with a regulated remit. It would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements. • Specifically, we request that a Policy is included within the document which 	<p>The Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD which includes strategic policies. The Housing Site Allocations DPD will therefore not include a policy on developer contributions.</p> <p>Policy CS5 of the Core Strategy has regard to infrastructure requirements and delivery and states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure</p>

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	<p>requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.</p> <ul style="list-style-type: none"> • The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network. • To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following: <ul style="list-style-type: none"> ○ A requirement for development contributions to deliver improvements to the rail network where appropriate. ○ A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated. <p>A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.</p>	<p>delivery, whilst protecting local amenities and environmental quality Network Rail, as a key infrastructure provider, will be consulted regarding further infrastructure requirements resulting from shortlisted site allocations..</p> <p>It should be noted that from 1 April 2015, the Community Infrastructure Levy (CIL) will come into force (and apply to all planning permissions granted on or after 1 April 2015) and will replace the contributions collected under Section 106 with the exception of affordable housing.</p> <p>The generic types of infrastructure that may be funded with CIL receipts is set out in the Reg 123 List which accompanies the Council's CIL Charging Schedule. There are however exceptions, those being specific on-site infrastructure or direct mitigation measures required as a result of any large scale development.</p> <p>Further updates to the Reg 123 list will be made on an annual basis and will have regard to amongst other things, the Council's Infrastructure Delivery Plan (which will be updated as part of work on the DPD. Network Rail will be consulted upon this, as they have been on previous updates to the IDP).</p>
	<p>Level crossing safety:</p>	<p>It is intended that the Housing Site Allocations DPD will include detailed policies</p>

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	<ul style="list-style-type: none"> • Development proposals' affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision. • As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services. Therefore the location of proposed housing sites is an important consideration for Network Rail. • In this regard, we would request that the potential impacts from residential development affecting Network Rail's level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. • We request that a policy is provided confirming that: <ul style="list-style-type: none"> ○ the Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (<i>Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010 requires that... "Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both Her Majesty's Railway Inspectorate and Network Rail for separate approval"</i>). ○ Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and ○ The developer is required to fund any required qualitative 	<p>for each of the housing allocations. It is advised that during the forthcoming Preferred Options consultation on the DPD, Network Rail highlight any sites that could have an impact upon the safety of level crossings.</p>

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	<p>improvements to the level crossing as a direct result of the development proposed.</p> <p>Other considerations:</p> <ul style="list-style-type: none"> • Any traveller site is deemed the same as any residential development next to the operational railway with potentially increased numbers of young people and minors using the site, there is an increased risk of trespass with residents using the railway as a short cut and failing to recognise the risks involved by crossing the railway at unauthorised points. • Any existing Network Rail fencing at any potential site which is next to the operational railway has been erected to take account of the risk posed at the time the fencing was constructed and not to take into account any presumed future use of the site. • Therefore, any proposed residential traveller development site may import additional trespass onto the railway, therefore, should the Council chose to develop a site next to the operational railway they must provide a suitable trespass proof steel palisade fence of a minimum 1.8m in height to mitigate any risks that the development might import. • Any fencing installed must not prevent Network Rail from maintaining its own fencing/boundary treatment. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund boundary works and enhancements necessitated by commercial or third party developments that import risks onto the operational railway and Network Rail land. • There must be a minimum of a 2 metres gap between any buildings or structures and the Network Rail boundary. • We would appreciate the Council providing Network Rail with an opportunity to comment on any future planning applications or proposed site allocations should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above). 	<p>Comments noted. These will be taken into consideration during the selection of the Gypsy and Traveller sites. It is proposed that Gypsy and Traveller sites are included within the Preferred Option draft of the Housing Site Allocations DPD. It is advised that Network Rail raise any concerns as part of the consultation.</p>

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Mark Williams of Vale of White Horse District Council	<ul style="list-style-type: none"> The Vale of White Horse District Council welcomes the level of work that West Berkshire Council are undertaking to identify and allocate a sufficient level of housing sites to address their future housing needs of their area, as well as maintain a five year supply of deliverable housing sites, to promote the sustainable development area. The Council has no comments to make in relation to the proposed scope and content of the allocations document. We would suggest that West Berkshire Council should be mindful of all of the supporting infrastructure requirements (particularly the A34) for the future allocations, in order to promote sustainable development of the area and wider sub area. 	<p>Comments noted. As part of the site selection process for the Housing Site Allocations DPD, we will liaise with the Highways Agency and the Council's Highways and Transport Team and Transport Policy Team.</p> <p>The Council has an Infrastructure Delivery Plan which is updated periodically. The IDP will be updated as part of work on the Housing Site Allocations DPD.</p>
Brian Clifford of Network Rail Mining Department	<ul style="list-style-type: none"> With reference to West Berkshire Minerals and Waste Development Issues and Options Consultation. Our department's main concern is to protect the rail network from the potential risk from mineral and waste development. I have looked through the Council documents and can find no reference to mineral extraction or landfill operations on which it is our department's role to assess and comment. Therefore, we have no recommendations or comments thereon. 	<p>The Housing Site Allocations DPD will not take into account minerals and waste. A separate Minerals and Waste DPD is being prepared and an issues and options consultation for this document ran between January and February 2014.</p>
Matthew and Jane Parkin	<p>As the owners of site ref CHI016 at Downend Chieveley we would like to make the following comments.</p> <ul style="list-style-type: none"> The site of approx 0.7ha comprises a redundant/derelict garden with brick and tile workshop / outbuilding, it lies adjacent to the existing development boundary to the northern edge of the village accessed from Morphetts Lane via the original driveway to Downend Farm. Downend Farm having made a new access from the bye way at the end of Morphetts Lane during the late 1980's. Morphetts Lane is an unadopted gravel lane serving some 8 large detached dwellings, these are family houses so the lane carries varying levels of traffic dependant on occupancy. These existing properties are and have been serviced via the lane without issue. Historically the site lay within the development boundary before its revision 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

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	<p>approx 28 years ago.</p> <ul style="list-style-type: none"> • Any development of the site would be in keeping with the existing settlement pattern and could take place without harm to the natural beauty of the AONB. • The Kirkham landscape report concluded that development could be accommodated without negative affect providing the existing vegetation framework is retained, replacing the 'incongruous' conifer hedge with more native planting would be beneficial. • The hedge does screen the site from the surrounding countryside and forms a natural end to the northern edge of the village at this point. • Inclusion of the site within the settlement boundary would provide for a more organic form of growth to balance the larger sites which almost form a village within the village, allowing for a more cohesive society to develop. 	
<p>Greg McGill of the West Berkshire Ramblers</p>	<p>I refer to the notice of your intention to prepare the above document and would ask, in the assessment of possible impacts of new housing sites, that you consider the following:</p> <ul style="list-style-type: none"> • that the existing public and permitted footpath networks are not reduced or damaged in any way; • that where it is deemed necessary to divert any path that the diversion is no less attractive to walk along than the existing path and preferably would be an improvement; • that when looking at sites for housing you consider how the FP network could be improved by the creation of new FP links (even where none exist at present). With new housing we consider it important to maintain good links to the countryside for existing residents who may otherwise find it less attractive and/or more difficult to access footpaths and the countryside near their homes because of new housing developments; • that you consider improvements to the footpath network be made a policy requirement of the DPD and preferably incorporated into appropriate s106 agreements and conditions of planning consent for new housing developments. 	<p>Comments noted. The Council seeks to provide sustainable development, in line with the requirements of the NPPF and Core Strategy. The Council's Rights of Way Officer will be consulted, where appropriate, on development proposals which affect public rights of way. Additionally, Core Strategy policy CS14 – Design Principles, requires new development to 'Ensure environments are accessible to all and give priority to pedestrians and cycle access providing linkages and integration with surrounding uses and open spaces.'</p>

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Joanna Male of Gregory Gray Associates on behalf of The Garden Centre Group	<p>Representation promotes the following sites:</p> <ul style="list-style-type: none"> • Thatcham Garden Centre (site ref: THA023) • Hungerford Garden Centre (site ref: HUN020) 	<p>Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
Heidi Clarke of Sport England	<ul style="list-style-type: none"> • It appears that West Berkshire undertook a retail and leisure study in 2003 and was updated in 2010. Any sports facilities allocated in the study for protection and enhancement should be reflected in the allocation of sites for housing. Furthermore where sites are identified for housing consideration should be given to the additional demand this will put on sports facilities. Furthermore existing playing field should not be allocated for housing unless there is a robust evidence base to suggest such playing field is surplus in accordance with Paragraph 74 of the NPPF. Sport England would oppose the allocation of any playing field site for housing in accordance with Paragraph 74 of the NPPF. • West Berkshire has not undertaken a Playing Pitch Strategy which is regrettable. It is advisable that the Council consider undertaking a Playing Pitch strategy in order to take account of existing provision and ensure that there is a good supply of high quality pitches and playing fields available to the community. 	<p>Future infrastructure requirements are listed within the Council's Infrastructure Delivery Plan (IDP). The purpose of the IDP is to help deliver West Berkshire's future growth sustainably. It describes what infrastructure is needed and how, when and by whom it will be delivered and, where known, the location. The IDP will be updated as part of work on the Housing Site Allocations DPD. The Housing Site Allocations DPD is being prepared in conformity with the Core Strategy which has already been examined and adopted, along with its evidence base. The evidence base will be reviewed as part of the preparation of a new Local Plan.</p>
James Hicks of Pegasus Planning on behalf of Henry Davidson Developments (Burghfield Common) Ltd	<ul style="list-style-type: none"> • The DPD will be fundamentally flawed if it relies on the housing figure identified in the adopted West Berkshire Core Strategy. A Local Plan or DPD has to comply with the National Planning Policy Framework (NPPF) • The SHMA needs to be completed before the <i>Housing Site Allocations DPD</i> can progress. Without it, the DPD will not be able to pass the NPPF tests of soundness in policy terms or demonstrate statutory compliance with the Duty to Co-operate in Section 110 of the Localism Act 2011. • It is clear from the recent court judgments and the decisions of planning inspectors, in conjunction with the report of the Inspector who examined the West Berkshire Core Strategy that the Core Strategy housing target does not comply with the NPPF even though it was adopted after publication of 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>In order to find the Core Strategy sound, the Inspector committed the Council to a review of needs and demands for housing through a Strategic Housing Market Assessment</p>

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	<p>the NPPF.</p> <ul style="list-style-type: none"> • It follows that West Berkshire cannot demonstrate a five-year housing land supply; that the Core Strategy policies for housing cannot be considered up to date in terms of Paragraph 49 of the NPPF; and that paragraph 14 of the NPPF including the presumption in favour of sustainable development must therefore be applied to housing applications as development plan policies are out of date. • It also follows that the housing target of the Core Strategy cannot be used as the basis for a sound Housing Sites Allocation Document. The proposed DPD must follow completion of a new SHMA for the wider Berkshire housing market area: to meet the statutory Duty to Co-operate; and to comply with the policy requirements of the NPPF by demonstrating that its proposals meet the full, objectively assessed housing needs in the housing market area, as far as is consistent with other policies in the NPPF. 	<p>(SHMA) within three years of adoption of the Core Strategy DPD in order to comply with the National Planning Policy Framework (NPPF).</p> <p>Work has now commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need and is intended to actively encourage housing delivery.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through</p>

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		<p>the plan-led system.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandleford Park and windfalls.</p> <p>In respect of the Duty to Cooperate, work on satisfying the Duty is taking place on an ongoing basis. A paper has been sent out to those with whom West Berkshire needs to cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the DPD. The paper seeks comments on the approach as part of the ongoing process of cooperation.</p> <p>The paper identifies that the strategic priorities are already agreed within the adopted Core Strategy DPD. Since the primary role of the Housing Site Allocations DPD will be to support the delivery of housing as set out in the Core Strategy DPD, we are therefore tailoring our</p>

Respondent	Summary of Representation	Council's response
		<p>approach to the Duty to Cooperate as part of the Housing Site Allocations DPD accordingly. A series of strategic matters have been drawn out from the Core Strategy DPD which the Council considers to be of particular relevance to the Housing Site Allocations DPD. Outcomes from the consultation on this paper will be reported separately as part of the Duty to Cooperate process.</p> <p>West Berkshire Council has a five year housing land supply. The five year housing land supply is set out in the Council's document 'Five year housing land supply at December 2013': http://info.westberks.gov.uk/CHttpHandler.ashx?id=35805&p=0</p>
<p>Martyn Crocker on behalf of Derek Crocker (submission includes Appendix)</p>	<p>Scope:</p> <ul style="list-style-type: none"> • WBC have not shown any intention of reviewing the settlement boundaries within this HSAPDP, we have always been informed that boundary resetting would be addressed as part of the HSAPDP • We strongly object to the exclusion of this site and the statement from the WBC Planning Policy Team that the site is not developable (which it clearly is). We suggest all the factors have not been correctly taken in to consideration. • West Berks need the housing and there are small sites that cumulatively together with other small sites would be significant in assisting in boosting the supply of housing, many in an acceptable way, and which ought not to be excluded from consideration in identifying sites in and around sustainable settlements such as Hungerford. We consider HUN002 to be such a case. <p>Case for developing the site – vehicular access:</p>	<p>A settlement boundary review of the settlements identified within adopted Core Strategy DPD policy ADPP1 (Spatial Strategy) will be carried out as part of the Housing Site Allocations DPD. Criteria to review the settlement boundaries will be consulted upon as part of the preferred options consultation for the Housing Site Allocations DPD.</p> <p>A review of the remaining settlement boundaries will be completed as part of work on the new Local Plan that will supersede the Core Strategy DPD and Housing Site Allocations DPD in 2018.</p>

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> • Formal request made for settlement boundary to be extended to Marsh Lane. Marsh Lane clearly merges with the town, with the remaining area clearly distinct and separated by hedgerows. We request this in accordance with WBC's statement 'all settlement boundaries will be reviewed through the Site Allocations and Delivery DPD'. • Vehicular access issues relating to the site can be overcome by upgrading the access. • Highways improvement plans accompanied a planning application in 2004 which was refused because of the present substandard nature of Marsh Lane and the absence of a S106 agreement. Grant of planning permission would have required highways improvements. • Application for housing in 2000 refused. Subsequent appeal dismissed. Inspector noted road safety an issue but accepted Highways Authority's view that there are ways of overcoming highways objections by providing passing places and widening the lane. • Since the 2004 application, land opposite HUN002 has been used as allotment site (over 80 plots) for past 5 years. This has generated traffic to and from the site with no problems and obviously with the approval of WBC. Traffic access to HUN002 cannot be considered an issue. <p>Rural character of the site:</p> <ul style="list-style-type: none"> • 2011 SHLAA commented that development of the site would affect the rural character of the site and is in area of high landscape sensitivity. 2009 SHLAA stated that site not considered to have high scenic quality. The reference to high landscape sensitivity appears to have been derived from a Landscape Sensitivity Study for Hungerford, carried out for the Council by Kirkham Landscape Planning Limited in May 2009. It is not clear why the Council was not able to take account of that report in their first SHLAA response of April 2009, as the contents of the report would have been available at the time. • The Council's comments on representations relating to the 2011 SHLAA commented in respect of HUN002 that "this site was classified as not developable on grounds other than landscape impact and was therefore 	<p>Specific comments on site noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>not included in the Independent Landscape Sensitivity Analysis of the AONB produced during January 2011." This is in contradiction to the 2011 SHLAA which states that the site is not developable because located within a high landscape sensitivity area.</p> <ul style="list-style-type: none"> • The Council's objections on landscape sensitivity grounds are not justified. As noted in the representations of the owner of the site in February 2011, the effect of the development of this site on the rural character of the area can only be reasonably assessed at the time of the submission of an application. In this connection, attached in Appendix 1 is the layout plan for the 6 houses previously referred to under 04/01429. It is clear that there would be sufficient space available for extensive new landscaping, as part of that development. • The site proposed for development as part of this submission, is perceived to merge with the Town in landscape terms, and as such it is considered to be "clearly distinct" from the more sensitive landscape areas beyond. Additionally with development to the immediate west and east of the site and Marsh Lane clearly separating it from sensitive areas and the site not visible from any point outside of Marsh Lane. Landscapes sensitivity also cannot be an issue for not developing this site. <p>Conclusions:</p> <p>The Council should reassess this site in both terms of its access, which can be adequately provided to the satisfaction of the Council's own Highways Officer, and in terms of the lack of effect on the rural character of the area, having regard to the potential for Sensitivity Report, as set out above. Please note that with regard to access to the site this is now at the eastern side, therefore the 2013 SHLAA comments taken in context with the above make no sense at all. We have shown that access is not an issue and on this basis we request landscape re-assessment</p>	
Stanford Dingley Parish Council	<p>Potential development:</p> <ul style="list-style-type: none"> • Stanford Dingley has little infrastructure to support development. There is no shop, no school, no community hall and only a weekly bus service which is under threat of withdrawal. Stanford Dingley has a low ranking in the 	The Housing Site Allocations DPD will allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy. Stanford

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	<p>settlement hierarchy [Policy CS11] because of its limited amenities.</p> <ul style="list-style-type: none"> The Parish Council considers that Stanford Dingley would not be a suitable location for any housing site allocations. The Parish Design Statement (adopted 2010) supports this at paragraphs 2.3 (site within AONB which is a national designation and has highest level of protection with regard to the conservation of natural beauty), 2.4 (the village has no settlement boundary, is within the AONB and a conservation area covers part of the village), 4.1 (Stanford Dingley and surrounding countryside unique in Pang Valley as built environment relatively untouched by modern development and retains sense of past through historic buildings) and 4.3 (distinctive rural character and open structure of village dependent on views of the surrounding countryside which are obtained through gaps in the development). 	<p>Dingley does not fall within the settlement hierarchy and will not, therefore, have any housing allocations. Instead, it is identified in Core Strategy policy ADPP1 as a smaller village with a settlement hierarchy that is suitable only for limited infill development.</p>
	<p>Further comment:</p> <ul style="list-style-type: none"> The Parish Council welcomes the Policies under the West Berkshire Core Strategy and particularly CS17, 18 and 19. However, we are advocating the retention of other policies identified in Appendix B of Local Development Scheme (dated September 2013) where it states that these are 'To be replaced by West Berkshire Site Allocations and Delivery DPD'. We would be concerned to lose many of the ENV policies which have served well to constrain the overdevelopment of dwellings in the countryside, and have dealt with issues such as the redevelopment of agricultural buildings and extending residential curtilages. We believe it is important to retain a good balance in the size of dwellings in the parish. The Parish Council would like to see more emphasis placed on Parish/Design Statements in considering all development within the parish. 	<p>The Housing Sites Allocations DPD will include some housing development management policies that will replace several of the saved policies of the West Berkshire Local Plan. These are intended to update the policy matters raised and will be included as part of the preferred options consultation DPD.</p>
<p>Lucy Cliffe for and on behalf of Fisher German LLP</p>	<p>See attachments for maps of client's apparatus. We would ask that you contact us if any works are in the vicinity of the GPSS pipeline or alternatively go to www.linerearchbeforeudig.co.uk.</p>	<p>Comments and plans noted</p>
<p>Gareth Johns of Environment</p>	<ul style="list-style-type: none"> We note the Council's proposals for the Housing Site Allocations DPD and have no comments to make. We are currently reviewing the initial shortlisted sites for housing and would 	<p>Comments noted.</p>

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Agency	welcome any further opportunities to work with you to ensure that matters within our remit are considered during the plan making process.	
John Moran of the Health and Safety Executive	<p>Housing Site Allocations DPD:</p> <p>We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation document on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.</p>	<p>The Housing Site Allocations DPD preferred options consultation, due to take place between 25 July and 12 September 2014, will identify preferred sites for allocation. This should enable the HSE to provide advice on compatibility of potential future developments within the consultation zones of major hazard installations. The Housing Site Allocations DPD is being prepared in conformity with the Core Strategy, which has taken into account the consultation zones.</p>
	<p>Further consultation with HSE on Local Plans:</p> <p>The HSE acknowledges that early consultation can be an effective way of alleviating problems due to incompatible development at the later stages of the planning process, and we may be able to provide advice on development compatibility as your plan progresses. Therefore, we would like to be consulted further on local plan documents where detailed land allocations and use class proposals are made, e.g. site specific allocations of land in development planning documents. Please send any future request for consultation to:</p> <p>The Administrator – Local Plans Health and Safety Executive HID CEM HD3D Priestly House Priestly Road Basingstoke Hampshire RG24 9NW</p>	<p>Comments noted. The address included by the HSE is included on our consultation database.</p>
	Note: Incorporating PADHI advice into Local Plans:	Comments noted.

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	<p>The HSE recognises that there is a requirement for you to meet the following duties in your plan, and that consultation with the HSE may contribute to achieving compliance:</p> <p>1. The National Planning Policy Framework (Para. 172) requires that planning policies should be based on up-to-date information on the location of major accident hazards and on the mitigation of the consequences of major accidents.</p> <p>2. Regulation 10(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that in local plans and supplementary planning documents, regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents by pursuing those objectives through the controls described in Article 12 of Council Directive 96/82/EC (Seveso II) 2. Regulation 10(c) (i) requires that regard also be had to the need in the long term, to maintain appropriate distances between installations and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas.</p> <p>To assist you in meeting these duties, information on the location and extent of the consultation zones associated with major hazard installations and MAHPs can be found on the HSE extranet system along with advice on HSE's land-use planning policy. Lists of all major hazard installations and MAHPs, consultation zone maps for installations, and consultation distances for MAHPs are included to aid planners. All planning authorities should have an authorised administrator who can access the HSE's <i>Planning Advice for Developments near Hazardous Installations Information Package</i> (PADHI+) on the extranet; further information is available on the HSE website: http://www.hse.gov.uk/landuseplanning/padhi.htm. When sufficient information on the location and use class of sites becomes available at the pre-planning stages of your local plan, the use of PADHI+ could assist you in making informed planning decisions about development compatibility. We recommend that for speculative testing of advice that the PADHI+ training database is used. This can be accessed on the land-use planning extranet services screen.</p>	<p>The Core Strategy includes a policy on this issue and defines the zones on the adopted Proposals Map.</p> <p>The Council's Civil Contingencies Manager will be actively engaged in the site selection process.</p>

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	<p>PADHI+ cannot be used for developments around nuclear sites, explosives sites or quarries. In these cases you must consult the appropriate HSE directorate for advice. Guidance on consulting the HSE about developments that could encroach on specialised major hazard sites is also available on the website: http://www.hse.gov.uk/landuseplanning/padhi/faqs.htm#hazardous-substances-consent</p> <p>Identifying Consultation Zones in Local Plans:</p> <p>The HSE recommends that where there are major hazard installations and MAHPs within the area of your local plan, that you mark the associated consultation zones on a map. This is an effective way to identify the development proposals that could encroach on consultation zones, and the extent of any encroachment that could occur. The proposal maps in site allocation development planning documents may be suitable for presenting this information. We particularly recommend marking the zones associated with any MAHPs, and the HSE advises that you contact the pipeline operator for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents involving damage to buried pipelines occur because third parties are not aware of their presence. Details of pipeline operators and their contact details are also found on the HSE extranet pages.</p> <p>Identifying compatible development in Local Plans:</p> <p>The guidance in <i>PADHI - HSE's Land Use Planning Methodology</i>, available at http://www.hse.gov.uk/landuseplanning/padhi.pdf, will allow you to identify compatible development within any consultation zone in the area of your local plan. The HSE recommends that you include in your plan an analysis of compatible development type within the consultation zones of major hazard installations and MAHPs based on the general advice contained in the PADHI guidance. The sections on <i>Development Type Tables</i> (pg.9) and the <i>Decision Matrix</i> (pg.17) are particularly relevant, and contain sufficient information to provide a general assessment of compatible development by use class within the zones.</p>	

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<p>Jane Terry of Bell Cornwell on behalf of JAP ye Ltd and Bovis Homes LTD</p>	<p>Scope of document:</p> <ul style="list-style-type: none"> The Site Allocations and Delivery DPD should incorporate a review of the settlement hierarchy and boundaries. This should take into account the principles of sustainable development set out in the NPPF as well as those identified within the WBLP which acknowledges the focus of development on the existing settlement pattern. The WBLP identifies the need for additional growth within the East Kennet Valley and its functional interaction with surrounding centres including Tadley. Consequently the review of the settlement hierarchy should also include Tadley as a sustainable settlement on the edge of the district boundary. 	<p>The Housing Site Allocations DPD will be prepared in accordance with the spatial strategy of the Core Strategy – it is therefore not proposed to review the settlement hierarchy – instead this will be explored through the new Local Plan.</p> <p>A settlement boundary review of the settlements identified within adopted Core Strategy DPD policy ADPP1 (Spatial Strategy) will be carried out for the purposes of the Housing Site Allocations DPD. A review of the remaining settlement boundaries will be completed as part of work on the new Local Plan that will supersede the Core Strategy DPD and Housing Site Allocations DPD in 2018.</p> <p>Any housing allocations within the East Kennet Valley will need to take into consideration Core Strategy policy CS8 (Nuclear Installations – AWE Aldermaston and Burghfield) particularly as the area around Tadley falls within the Inner AWE Aldermaston Consultation Zone.</p>
	<p>Time period:</p> <p>Adoption of the Site Allocations DPP is not scheduled until at least December 2015, after the requirement for the SHMA update. This, together with the limited Local Plan period remaining would all point to the need to extend the scope and flexibility of the Site Allocations DPD to ensure sufficient site allocations are made to take into account the SHMA findings of need as well as an adequate five year supply and trajectory.</p>	<p>Since the Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD (and this is a regulatory requirement), the scope of the Housing Site Allocations DPD is more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD is therefore</p>

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		<p>shorter than that of the Core Strategy DPD.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF and is intended to actively encourage housing delivery.</p> <p>It is proposed to include flexibility within the housing proposals set out within the Housing Site Allocations DPD.</p>
	<p>Housing related development management policies:</p> <p>In preparing the housing related development management policies regard should be made to updating the application of Policy CS8 to reflect changes in the ONR modelling and its' consequential approach to development proposals.</p>	<p>The Health and Safety Executive will be consulted as part of work on the Housing Site Allocations DPD.</p>
<p>Ian Sowerby of Bell Cornwell (attachment)</p>	<ul style="list-style-type: none"> • In the context of the Housing Site Allocations DPD scoping consultation, I wish to take the opportunity to confirm that the attached sites remain available for immediate development. • These sites are already included in the 2013 SHLAA as THE002 (Whitehart Meadow, Theale) and THE003 (North Lakeside, Theale). • You will also be aware that the eastern part of site THE003 is the subject of a current planning application for residential development (known as Land at St Ives Close, Theale). 	<p>Comments on the availability of sites THE002 and THE003 noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014,</p>
<p>Hungerford Town Council</p>	<ul style="list-style-type: none"> • We are surprised the document, which outlines the overall housing process of preparing a housing site allocations plan, essential to the overall success of the Local Development Framework, should be so brief and lacking in any 	<p>The purpose of the Regulation 18 consultation was to seek representation on what the Housing Site Allocations DPD</p>

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	<p>detail or substance.</p> <ul style="list-style-type: none"> • The DPD is pivotal in the future allocation of housing in Hungerford and West Berkshire. We would have hoped for more information as to your basis for selection of sites. There seems little information except the timescales that you are working to. • We are also disappointed that the site allocation process has no reference to any local plan documents and more importantly appears to completely disregard the vital local input of town and parish plans. These are the very plans that West Berkshire Council was so keen to promote. • The residents of Hungerford made their views known in the original Hungerford 2010+ Town Plan and then reiterated those views in the updated plan adopted by you last year. We would urge the council to include these important documents as part of their evidence gathering. 	<p>ought to contain in terms of scope and content. The documentation that was sent out as part of this consultation therefore only provided a brief overview of the proposed timetable and scope.</p> <p>Subject to approval at a meeting of Council on 22 July 2014, the Council will be consulting on the preferred options for the Housing Site Allocations DPD between 25 July and 12 September 2014.</p> <p>The site selection process will take into account discussions that were held with the district's parish and town councils in the early part of 2014.</p>
<p>Mrs. B. Oxenham</p>	<p>I would like to record my objections to including site EUA007, Turnhams Farm, Pincents Lane within the SHLAA and taken forward into the DPD.</p> <p>I have many reasons for my objections and list some below;</p> <ul style="list-style-type: none"> • The site is within open countryside where policies of restraint apply. • It will have a detrimental visual impact on the AONB, as large areas of Turnhams Farm / Pincents Hill are higher than the adjacent AONB. • Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. • Part of the green ridge to Reading. • Biodiversity and Tree Preservation Orders. • It forms a visual buffer between housing in Tilehurst and the industrial/commercial units at the bottom part of the hill. • It will cause Light pollution to the AONB. • There is a lack of local infrastructure, amenities and transport. • There are four official footpaths across this site, Footpaths 13, 14, 15 and 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

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	<p>20.</p> <ul style="list-style-type: none"> • It would restrict the access to the bridleway at the bottom the hill at Nunhide • Loss of amenity for local residents. the area is used regularly for dog walk, cycling, jogging, not to mention the number of horse riders and ramblers who use this area, to allow any housing on this area will lead to accidents • The lane is not suitable for heavy vehicle use as its windy and narrow and steeps downwards • Previous scheme have been rejected after costly procedure. • Similar areas within the SHLAA have been identified as “Not currently developable” • IKEA anticipate 1,200,000 car journeys to their store. However, they would not confirm this figure as single or return journeys. It is suggested that a cautious approach be taken to see if the proposed road improvements can cope with the resultant traffic increase. • The inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. <p>I would appreciate my comments being taken into consideration during this consultation period, and should further consultations over policies be required then these objections taken forward to that process.</p>	

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<p>Francesca Buck</p>	<ul style="list-style-type: none"> • I would like to record my objections to including site EUA007, Turnhams Farm, Pincents Lane, being included within the SHLAA and taken forward into the DPD. I have many reasons for my objections and list some below; <ul style="list-style-type: none"> ○ Gap between settlements to prevent the coalescence of built-up area. ○ The site is within open countryside where policies of restraint apply. ○ Detrimental visual impact on the AONB, as large areas of Turnhams Farm / Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. ○ Part of the green ridge to Reading. ○ Biodiversity and Tree Preservation Orders. ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Lack of local infrastructure, amenities and transport. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ Loss of amenity for local residents. ○ Previous scheme rejected after costly procedure. ○ Similar areas within the SHLAA have been identified as “Not currently developable” • I also keep my horse down Pincents Lane and should this road be opened not only myself but the neighbouring Stables would have to vacate. As it would not be suitable to keep the horses on what will become a main road. With the sharp corner at the top it's dangerous enough with virtually no traffic. Opening this road mean myself and our neighbours would never be able to leave the yard safely. We look this land due to its quite nature. • I would appreciate my comments being taken into consideration during this consultation period, and should further consultations over policies be required then these objections taken forward to that process. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

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Anthony Chadley	<ul style="list-style-type: none"> • I would like to record my objections to including site EUA007, Turnhams Farm, Pincents Lane, being included within the SHLAA and taken forward into the DPD. • I am concerned as to the criteria used to identify site EUA007 as “potentially developable” seems flawed. • Of particular relevance are the details used by your inspectors/assessors contained within the “suitability” criteria, as everything seems to point to a grading of “Not currently developable”. • I would respectfully request that the site EUA007 is reclassified according to the criteria established. In addition to this the following areas are of grave importance and need to be taken into consideration; <ul style="list-style-type: none"> ○ Gap between settlements to prevent the coalescence of built-up area. ○ Detrimental visual impact on the AONB, as large areas of Turnhams Farm / Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. ○ Biodiversity and Tree Preservation Orders cover most of the site ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Light pollution to the AONB. ○ Possible sterilisation of mineral deposits ○ Lack of local infrastructure, amenities and transport. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ Previous scheme rejected after costly procedure. ○ IKEA bringing major traffic disruption to the area, and covers potential entrance to the site. ○ The inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

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	<ul style="list-style-type: none"> • I would appreciate my comments being taken into consideration during this consultation period, and should further consultations over policies be required then these objections taken forward to that process. 	
Brian Selves	<ul style="list-style-type: none"> • Please accept this email as a record of my objections to including site EUA007, Turnhams Farm, Pincents Lane, being included within the SHLAA and taken forward into the DPD. • I have several reasons for my objections and list them below; <ul style="list-style-type: none"> ○ Gap between settlements to prevent the coalescence of built-up area. ○ The site is within open countryside where policies of restraint apply. ○ Detrimental visual impact on the AONB, as large areas of Turnhams Farm / Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. ○ Part of the green ridge to Reading. ○ Biodiversity and Tree Preservation Orders. ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Light pollution to the AONB. ○ Possible sterilisation of mineral deposits ○ Lack of local infrastructure, amenities and transport. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ Loss of amenity for local residents. ○ Previous scheme rejected after costly procedure. ○ Similar areas within the SHLAA have been identified as “Not currently developable” ○ IKEA anticipate 1,200,000 car journeys to their store. However, they would not confirm this figure as single or return journeys. It is suggested that a cautious approach be taken to see if the proposed road improvements can cope with the resultant traffic increase. ○ The inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>restricted.</p> <ul style="list-style-type: none"> • I would appreciate my comments being taken into consideration during this consultation period, and should further consultations over policies be required then these objections taken forward to that process. 	
Steven and Margaret Fenner	<ul style="list-style-type: none"> • We are writing to you to object to any proposal to include Pincents Hill and the surrounding land in the Strategic Housing Land Availability Assessment (SHLAA). • We would like to renew our objections to any proposed development in this Area of Outstanding Natural Beauty (AONB). We consider that the comprehensive list of objections raised by the campaign group in 2010 and fully endorsed by ourselves do still apply. • In particular, we are concerned by the irreparable damage that would be caused by any development to this AONB and also by the loss of the settlement gap between Calcot and Tilehurst. In addition, the surrounding roads simply cannot cope with the increased traffic that would obviously be generated by any development. • This matter is of great importance to us and we would appreciate our concerns being included when this matter is under consideration 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
David and Ann Osbourne	<ul style="list-style-type: none"> • We are writing to very strongly object to the DPD. The site is a unique Greenfield site which needs to be protected for its own sake and it is not included in the Local Development Plan. It is currently used as an amenity countryside area with many species of wildlife; it forms part of a wildlife corridor and a strategic gap between the areas of Tilehurst, Calcot and Theale thereby preserving the identity and character of these areas. The concerns we have are listed below: <ul style="list-style-type: none"> ○ Gap between settlements to prevent the coalescence of built-up area. ○ The site is within open countryside where policies of restraint apply. ○ Detrimental visual impact on the AONB, as large areas of Turnhams Farm/Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. ○ Part of the green ridge to Reading. ○ Biodiversity and Tree Preservation Orders. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Light pollution to the AONB. ○ Possible sterilisation of mineral deposits ○ Lack of local infrastructure, amenities and transport. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ IKEA anticipate 1,200,000 car journeys to their store. However, they would not confirm this figure as single or return journeys (2 million a year?). It is suggested that a cautious approach be taken to see if the proposed road improvements can cope with the resultant traffic increase. ○ The inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. 	
<p>Joan Lawrie on behalf of the combined SaveCalcot and SavePincents Hill groups</p>	<ul style="list-style-type: none"> ● The combined SaveCalcot and SavePincentsHill Groups would like to comment as follows on the draft proposals for the SHLAA and for the reasons stated below ask for this site to be removed. We feel we can do no better than to reiterate the points we raised against the inclusion of Pincents Hill in the last SHLAA. <ul style="list-style-type: none"> ○ This is a strategic gap between settlements to prevent the coalescence of a built-up area which West Berkshire District Council has said it will honour this commitment until 2016. ○ The site is within open countryside where policies of restraint apply. This site is unique. It has 4 public footpaths (13, 14, 15 and 20). It has a softening approach to the AONB. It is a haven for wildlife; a countryside greenfield area which is enjoyed as a recreational area for dog walking, exercise, nature study by schools; also it is a recognized significant landmark. ○ It would cause a detrimental visual impact on the AONB, as large areas of Turnhams Farm/Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> ○ There is a significant amount of wildlife including a considerable number of badger sets, slow worms, bats, etc. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst and beyond. Pincents Lane itself probably dates back to Saxon times, and is the last remaining sunken lane in Tilehurst. It acts as a bridleway and again, there are no longer any remaining bridleways still existing in the area that we are aware of. ○ It is part of the continuous green ridge to Reading. ○ Biodiversity and numerous Tree Preservation Orders exist. ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Light pollution to the AONB. ○ The site is Grade 2 agricultural land and contains mineral deposits which could be sterilised if developed. ○ The area suffers from lack of local infrastructure, amenities and transport with some of the bus services being axed. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ IKEA anticipate 1,200,000 car journeys to their store. However, they would not confirm this figure as single or return journeys (over 2 million a year which averages at 6,500 per day?). It is respectfully suggested that a cautious approach be taken to see if the proposed road improvements can cope with the resultant traffic increase. We are not convinced that the road improvements to accommodate the extra increased local traffic and IKEA will improve the situation. ○ The Inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. ○ It was also noted by the Inspector that the gradient of the hill would render the use of prams and wheelchairs extremely difficult. ○ Thames Water has stated that Grampian pumps would be needed to provide water to a development on the hill. ○ We understand that both Policy C2 of the BSP and Policy ENV.18 of 	

Respondent	Summary of Representation	Council's response
	<p>the WBDLP only permit development in the countryside in exceptional circumstances, "where such a location is essential and where the reuse, adaptation or redevelopment of existing buildings would assist the diversification of the rural economy and maintain or enhance the rural environment. Further, that such development must be appropriate in scale, form, impact, character and siting to its countryside location and be acceptable in terms of other relevant Development Plan policies".</p> <ul style="list-style-type: none"> ○ The area has a history of sink holes suddenly appearing and suffers from many boggy areas. The adjoining area at the top of the Recreation Grounds is frequently water logged from the run off. ● Lack of local infrastructure and amenities make this site unsustainable even allowing for the extension of education facilities in Theale. The Inspector referred to the pedestrian journeys to reach the stations at Theale and Tilehurst. With regard to Theale he said it would be difficult for older people, mothers with children and prams and people with shopping to actually walk up the hill from the station as it could be both a long and steep climb. Tilehurst station is a good 40 minute walk from City Road. ● Pincents Lane is very narrow 8ft wide in many places, with road slippage and if opened would become a rat run from the A4 causing added danger to the children that attend the four schools in the immediate area, especially with the extra traffic envisaged from IKEA. NB Little Heath Schools playing fields are on the opposite site of the road to the school. 	
	<p>Site Ref: EUA004 Land at Pincents Lane, Calcot Reading</p> <p>Although we note that this land is "Not currently available" we would like to make the following observation that this land is also subject to sink holes. Some years back a horse was swallowed by one and it took the Fire Brigade approx 5 hours to rescue the horse with inflatable bags to raise it out of the hole.</p>	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
	<p>Site Ref: EUA027: Land north of Pincents Lane, Calcot</p> <ul style="list-style-type: none"> ● We would respectfully point out that the reference in this document to the 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options</p>

Respondent	Summary of Representation	Council's response
	<p>Calcot Hotel is mistaken, it is the Pincents Hotel and regardless of Government policy we think that any erosion of the AONB is inappropriate. Under Section 85 of the Countryside and Rights of Way Act 2000 it is a legal duty for all relevant authorities to have regard to the primary purpose of AONBs to conserve and enhance the natural beauty of the area.</p> <ul style="list-style-type: none"> • We agree with the North Wessex Downs Report that “With the revocation of the RSS there is no longer a requirement to locate the 1000 houses within part of the AONB as originally proposed in the selection process of the correct approach to adopt in the North Wessex Downs AONB, which is that house building there should only address local needs.” This is a national policy (PPS7 paragraph 21) which should frame the options within which choice can be exercised in West Berkshire but appears to have been overlooked. If this is the case, we consider the proposed Core Strategy would therefore be unsound. The growth of Pangbourne and the westward expansion of Tilehurst into the AONB, breaches a boundary which in effect has been fixed for decades. This is contrary to national AONB policy. • We note that part of WBC's reason for accommodating 1,500 dwellings in the Eastern Area, partly in the AONB all along the edge of Tilehurst, is “to support the growth of the Reading area”. That is not the purpose of the AONB. We would suggest that there is no other AONB in the South East that is to be affected to this extent. 	<p>consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Mrs. P. F. Roffe</p>	<p>I wish to register my opposition to Site Ref: EVA007 Pincents Hill - Turnhams Farm, Pincents Lane, Tilehurst being included in the Draft SHLAA for the following reasons:</p> <ul style="list-style-type: none"> • Once built, IKEA will attract many thousand of car journeys each month to their store in Calcot. • The site is within open countryside where policies of restraint are in place. • It is vitally important to retain the natural gap between settlements. • Footpaths 13, 14, 15 and 20 are official footpaths across this site. These footpaths are used daily by members of the public. • The Inspector at the latest Planning Appeal recommended that Pincents Lane ought not to be opened up. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Barbara Moir</p>	<p>I write to express concern over the inclusion of this area as potentially</p>	<p>Comments noted. Comments in relation to</p>

Respondent	Summary of Representation	Council's response
	<p>developable as I feel development will have a significantly detrimental impact on the quality of life locally. My concerns relate to four main areas:</p> <p>1. Loss of local amenity</p> <p>The replacement of many acres of green fields by more housing or commercial buildings will greatly detract from the green amenity of the area. Pincents Hill is one of the few remaining open spaces left in Tilehurst and it would be a travesty to lose it. The site is within open countryside where policies of restraint apply. Development will have a detrimental visual impact on the AONB, as large areas of Turnhams Farm/Pincents Hill are higher than the adjacent AONB.</p> <p>2. Access from Tilehurst to Theale by cycle and foot</p> <p>There are four official footpaths across this site; Footpaths 13, 14, 15 and 20. Like many local residents, we routinely walk in the area and use Pincents Lane as a means of walking to the commercial units near the motorway and for cycling to Theale and beyond. Pincents Lane is the only quiet and safe route left between our home to the area to the south. The arrival of IKEA will have enough of an adverse effect, so it would be a double loss to replace this rural lane with yet more buildings and the inevitable traffic that would be associated with them.</p> <p>3. Traffic levels</p> <p>The traffic levels along the Bath Road and around Junction 12 are far from low. The traffic in the area frequently moves at a snail's pace, especially during school and rush hours. While I applaud the decision to make improvements to the Bath Road between Langley Hill and Savacentre, the opening of IKEA will add to the existing traffic levels in the area. IKEA anticipate 1,200,000 car journeys to their store. Surely a cautious approach to further development should be taken to see if the road improvements can cope with the projected traffic increases.</p>	<p>specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>4. Local planning policy</p> <p>The inspector at the last Planning Appeal for this plot of land recommended that Pincents Lane not be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. For many years it has been Council policy to protect the green gap between Tilehurst and Theale. We wholeheartedly support this policy. I feel the protection of the remaining pieces of Tilehurst's undeveloped land is important for the reasons given above and I trust that the Council and its officers will robustly defend the area as you have done in the past.</p>	
Paul Moir	<p>I write to express concern over the inclusion of this area as potentially developable as I feel development will have a significantly detrimental impact on the quality of life locally. My concerns relate to four main areas:</p> <p>1. Loss of local amenity</p> <p>The replacement of many acres of green fields by more housing or commercial buildings will greatly detract from the green amenity of the area. Pincents Hill is one of the few remaining open spaces left in Tilehurst and it would be a travesty to lose it. The site is within open countryside where policies of restraint apply. Development will have a detrimental visual impact on the AONB, as large areas of Turnhams Farm/Pincents Hill are higher than the adjacent AONB.</p> <p>2. Access from Tilehurst to Theale by cycle and foot</p> <p>There are four official footpaths across this site; Footpaths 13, 14, 15 and 20. Like many local residents, we routinely walk in the area and use Pincents Lane as a means of walking to the commercial units near the motorway and for cycling to Theale and beyond. Pincents Lane is the only quiet and safe route left between our home to the area to the south. The arrival of IKEA will have enough of an adverse effect, so it would be a double loss to replace this rural lane with yet more buildings and the inevitable traffic that would be associated</p>	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>with them.</p> <p>3. Traffic levels</p> <p>The traffic levels along the Bath Road and around Junction 12 are far from low. The traffic in the area frequently moves at a snail's pace, especially during school and rush hours. While I applaud the decision to make improvements to the Bath Road between Langley Hill and Savacentre, the opening of IKEA will add to the existing traffic levels in the area. IKEA anticipate 1,200,000 car journeys to their store. Surely a cautious approach to further development should be taken to see if the road improvements can cope with the projected traffic increases.</p> <p>4. Local planning policy</p> <p>The inspector at the last Planning Appeal for this plot of land recommended that Pincents Lane not be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. For many years it has been Council policy to protect the green gap between Tilehurst and Theale. We wholeheartedly support this policy. I feel the protection of the remaining pieces of Tilehurst's undeveloped land is important for the reasons given above and I trust that the Council and its officers will robustly defend the area as you have done in the past.</p>	
<p>Martin Small of English Heritage</p>	<p>English Heritage will expect the selection of sites to be allocated for housing (or any development) to be based on, inter alia, full and proper consideration of the potential impacts of development on the historic environment; in particular on heritage assets and their setting, and the need to conserve and enhance those assets.</p> <p>Of particular concern to English Heritage is the Registered Battlefield of the First Battle of Newbury, which is on the current Heritage at Risk Register as we consider it to be at risk from housing development around its fringes – already some of the south-eastern periphery of the Battlefield has been built upon.</p>	<p>Comments noted. An informal approach will be made to English Heritage to provide comments on potential housing sites in advance of any formal public consultation. Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>We note the Council's intention to eventually replace the adopted Core Strategy and the proposed Housing Sites Allocations DPD with a new Local Plan, but the Council should give consideration to the inclusion of a historic environment development management policy in the Housing Site Allocations DPD.</p>	<p>A Local Plan will be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District.</p>
<p>Graham Ritchie of Wokingham Borough Council</p>	<p>Wokingham Borough Council would wish to discuss the following issues with yourselves as part of the production of the your DPD where they relate to housing sites within the Kennet Valley school place planning, transport and flood. Furthermore, having regard to the collaborative work of the local authorities with the Office for Nuclear Regulation around the AWE sites in assessing potential issues of population growth and the effective operation of the emergency plan for the sites, the Council would wish to be involved in continuing this work and how implementation of your DPD will not affect delivery of agreed development plans.</p> <p>In the event that the subject matter of the DPD changes, the Council would wish to re-consider what topics would be relevant for duty to co-operate discussions.</p>	<p>Comments Noted.</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with Wokingham Borough Council and other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This work will include neighbouring authorities where there are cross-boundary infrastructure implications. Any housing allocations within the East Kennet Valley will need to take into consideration Core Strategy policy CS8 (Nuclear Installations – AWE Aldermaston and Burghfield) particularly as the area around Tadley falls within the Inner AWE Aldermaston Consultation Zone.</p>

Appendix D

**West Berkshire Local Plan and the Duty to Cooperate
Preparation of the Housing Site Allocations Development Plan Document**

In May 2014 West Berkshire Council produced a paper which set out how we will deal with strategic planning issues as part of the preparation of the West Berkshire Local Plan. In order to take forward the Duty to Cooperate in a holistic way we identified what we saw as the key strategic issues for West Berkshire both for the Local Plan as a whole and more specifically, the Housing Site Allocations Development Plan Document (HSA DPD), the next DPD we are preparing as part of Local Plan. We sought agreement on a finalised list of strategic issues for the HSA DPD and asked how bodies would prefer to be involved in dealing with them so that we could then establish appropriate governance and support arrangements for taking them forward.

Summary of Representations

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
Bracknell Forest Borough Council	No	<p>In relation to the Localism Act and the duty to co-operate (and based on the strategic priorities listed in para. 156 of the National Planning Policy Framework), I would ask you to take the following into account in preparing your Housing Site Allocations document: Representatives from this Council should be involved in any subsequent discussions (which may include the possibility of a joint evidence base):</p> <ul style="list-style-type: none"> • The homes and jobs needed in the area; • Housing need, including affordable and Gypsy and Traveller provision, including joint working on evidence base relating to Strategic Housing Market Assessment and Gypsy and Traveller Accommodation Assessment. • The provision of infrastructure for transport, telecommunications, waste management, water supply, 	<p>Comments noted. We will continue to 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. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		<p>wastewater, flood risk and the provision of minerals and energy (including heat); Minerals and waste provision.</p> <ul style="list-style-type: none"> • If any development is of such a size/significance, that it could result in implications for infrastructure provision within Bracknell Forest, in particular transport. • Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape. • Part of your Borough is seemingly within 7 km of the SPA. The implications are that developments between 5km and 7km may need to provide mitigation measures. It is advisable that you contact Natural England on this matter. <p>We welcome the opportunity for on-going discussion relating to the preparation of the above document, and would be willing to attend meetings, workshops, respond to consultation material as appropriate, and ask to be kept informed of any future consultations.</p>	<p>includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues)</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with Bracknell Forest and other Berkshire authorities.</p> <p>Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>The Gypsy and Traveller Accommodation Needs Assessment (GTAA) has also been undertaken using a shared methodology jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.</p> <p>For transport issues we will continue to work with the Berkshire Strategic Transport Forum (BSTF) at both an officer and member level.</p> <p>Minerals and waste provision is being dealt with separately through the preparation of a Minerals and Waste</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>Development Plan Document. Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This work will include neighbouring authorities where there are cross-boundary infrastructure implications. We will continue to use the Thames Basin Heaths SPA Delivery Framework to guide assessment and any avoidance or mitigation measures that may be needed from potential new development up to 7km from the boundary of the SPA. The provision of Suitable Alternative Natural Greenspace (SANG) to attract new residents away from the SPA is a key part of these avoidance measures, together with strategic access management on the SPA and monitoring. Since the level of development expected to come forward in this area of the District is extremely low, the Council will explore opportunities for cross boundary working in this regard. In all cases SANGs will need to be agreed with Natural England.</p>
Wokingham	Yes	In general, Wokingham Borough Council would wish to discuss the	Comments noted. It is acknowledged

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
Borough Council		<p>following issues with yourselves as part of the production of your DPD where they relate to housing sites within the Kennet Valley school place planning, transport and flood. Furthermore, having regard to the collaborative work of the local authorities with the Office for Nuclear Regulation around the AWE sites in assessing potential issues of population growth and the effective operation of the emergency plan for the sites, the Council would wish to be involved in continuing this work and how implementation of your DPD will not affect delivery of agreed development plans.</p> <p>It was noted that your Duty to Co-operate statement explained how you would work with other authorities on delivery of transport issues which may not be directly related to your forthcoming DPD i.e. provision of new station at Green Park and electrification of the railway line from Basingstoke to Reading. Whilst the Council recognises that these other issues may be relevant to the duty to co-operate, the Council in responding to your request has only concentrated on areas that initially appear to be directly related to your DPD, having regard to the approach of your Core Strategy. In the event that the subject matter of the DPD changes, the Council would wish to re-consider what topics would be relevant for duty to co-operate discussions.</p>	<p>that the response concentrates on the Housing Site Allocations DPD and not the wider Local Plan.</p> <p>We will continue to 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. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues)</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with Wokingham Borough Council and other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>The Gypsy and Traveller Accommodation Needs Assessment (GTAA) has also been undertaken using a shared methodology jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.</p> <p>Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This work will include neighbouring authorities where there are cross-boundary infrastructure implications. For transport issues we will continue to work with the Berkshire Strategic Transport Forum (BSTF) at both an officer and member level. We will also continue to have regular joint member meetings with Reading and Wokingham to discuss cross boundary issues of interest.</p>
South Oxfordshire District Council and Vale of White Horse	Yes	We have no pressing concerns regarding the strategic issues that you have identified to be addressed by your Local Plan and the strategic matters that you have drawn from these as being of particular relevance to the Housing Site Allocations DPD. However, we may wish to comment on specific site allocations.	Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
District Council		With regards to our preferred method of involvement, our view is that one to one meetings would be more constructive.	to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. As a neighbouring authority in Oxfordshire, the District Council will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. In conjunction with Reading Borough Council, Wokingham Borough Council and the Royal Borough of Windsor and Maidenhead, we are due to have a joint meeting with South Oxfordshire District Council in the next few weeks to discuss the cross boundary implications of housing growth. This will explore potential issues around strategic infrastructure needs and also assessing the potential for assistance in meeting any potential unmet housing need.
Vale of White Horse District Council	Yes	We are aware of a number of common strategic issues that we share across our administrative boundaries. We hope to be actively involved as part of the duty-to cooperate process in the following cross boundary areas:	Comments noted As part of the work on our wider Local Plan we will continue to work with the District Council on transport and

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		<ul style="list-style-type: none"> • Transport – the role of the A34; promoting more sustainable transport solutions across our boundaries • Economy – working closely on developing our strategic employment sites and exploring opportunities to enhance economic development through possible future linkages • Green Infrastructure & Heritage – the role of the North Wessex Downs AONB and The Ridgeway <p>We welcome the decision for West Berkshire to undertake a Strategic Housing Market Assessment (SHMA) in partnership with other authorities in the Berkshire housing market area. On the 18 March 2014, we met with representatives from West Berkshire District Council, Royal Borough of Windsor and Maidenhead and Reading Borough Council as part of the consultation process for the Oxfordshire SHMA. The purpose of this meeting was to form continuing communication with authorities neighbouring Oxfordshire and to understand the scope of neighbouring Housing Market Areas and any interrelationships that occur.</p> <p>We look forward to continuing discussions with West Berkshire as we both progress work on addressing the objectively assessed housing need for our respective districts.</p> <p>Outside of the above, we welcome being part of any future statutory consultations with respect to the preparation of the Housing Site Allocation Development Plan Document.</p>	<p>economic related issues at both an officer and member level. We will do this primarily through the Berkshire Strategic Transport Forum (BSTF) and the Berkshire Thames Valley Local Economic Partnership. We will also set up individual meetings with the Vale of White Horse District Council to discuss specific issues when appropriate. Both Councils are constituent members of the North Wessex Downs AONB Council of Partners (CoP), a partnership body which was set up in 2001 to oversee the future of the AONB. The CoP prepares and reviews the statutory Management Plan for the AONB on behalf of its constituent local authorities. This sets out a strategic policy framework that reflects national and local issues to ensure the AONB's natural heritage, landscape and built character are conserved, the local economy is supported and use of the AONB for recreation is encouraged. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. As a neighbouring authority in Oxfordshire, the District Council will also be involved. The work is scheduled to conclude towards the end</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>
Hampshire County Council	Yes	<p>The strategic developments at Greenham Common and Sandleford are likely to significantly increase traffic pressures along the A339 including pressures on the route south to Basingstoke in the Hampshire County Council (HCC) area.</p> <p>The County Council welcomes the recognition in the Transport section of WBC's paper on the Duty to Co-operate of the need to explore sustainable solutions to the growth of traffic along this route and looks forward to working with WBC on this matter.</p>	<p>Comments noted. We will continue to use existing methods, partnerships and working groups to take issues forward as appropriate.</p> <p>For transport issues we will build upon the outcomes from the recent meeting of our respective portfolio holders and chief officers. This will include working together to deal with any cross boundary issues relating to the A339. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Hart District Council	No	<p>We have no issues to raise at this stage, which underlines the agreement reached between our two authorities on DtC, and captured within a Memorandum of Understanding, in 2013.</p>	Comments noted
Berkshire Local Nature Partnership	Yes	<p><u>1. Biodiversity Opportunity Areas (BOAs)</u></p> <p>I note that Paragraph 3.2 of your document lists a number of strategic cross-boundary issues including the following -</p> <p>"To continue to use Biodiversity Opportunity Areas (BOAs) to make positive changes for biodiversity at a landscape scale."</p> <p>Many of the cross-boundary strategic issues listed in para 3.2 are reiterated within paragraph 6.6 as being of particular relevance to the Housing Site Allocations DPD. However, the reference to BOAs is no longer included. No explanation or justification is given for why the aims and objectives of BOAs is not considered relevant during the Site Allocations process.</p> <p>BOAs represent a targeted landscape-scale approach to conserving and enhancing biodiversity. They offer opportunity rather than restraint and should therefore be considered within the strategic planning process as a positive, proactive mechanism for helping to achieve National Planning Policy objectives.</p>	<p>Comments noted</p> <p>The primary role of the Housing Site Allocations DPD is to support the delivery of housing as set out in the Council's adopted Core Strategy. Achieving a net gain for nature in accordance with policy CS17 of the Core Strategy will be an integral part of this process. At a strategic level we will continue to achieve this at both an officer and member level through the Berkshire Local Nature Partnership and by working in partnership with the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) in the Living Landscape project.</p>

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		<p>I recommend that reference to BOAs is included as a strategic issue for the Housing Site Allocations DPD, which should align with the aims and objectives of the BOAs relevant to West Berkshire.</p> <p>Proactively seeking BOA opportunities through the Housing Site Allocations DPD will also ensure that the DPD is in line with Core Strategy Policy CS17 which states that "Opportunities will be taken to create links between natural habitats and, in particular, strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas".</p> <p><u>2. Achieving a net gain for nature</u></p> <p>The National Planning Policy Framework is clear (paragraph 9) that pursuing sustainable development includes "moving from a net loss of biodiversity to achieving net gains for nature".</p> <p>The current strategic issues raised within your consultation document does not make reference to this wider strategic aim. Net gains for nature can be achieved through both strategic location of development sites to ensure that ecological networks are maintained, and enhancements sought through sensitive landscaping and site management. Net gains for nature should be considered at a site and landscape scale, including cross-boundary.</p> <p>I recommend that the Housing Site Allocations DPD should seek to achieve a net gain for nature as a key objective when evaluating the acceptability of site location and proposed development plans.</p> <p><u>3. Landscape Scale Projects</u></p> <p>There are a number of landscape scale projects which could also be mentioned in paragraph 6.6. For example the BBOWT West Berkshire Living Landscape Project of the West Berkshire Countryside and</p>	<p>However, since our approach to the Housing Site Allocations DPD is effectively just providing detail to the strategic approach already agreed within our adopted Core Strategy, we are tailoring our approach to the Duty to Cooperate accordingly. Using the key list of strategic issues we identified for the West Berkshire Local Plan, we have only drawn out those key strategic matters that we consider of particular relevance to the Housing Site Allocations DPD.</p> <p>It is agreed that BOAs represent a targeted landscape scale approach to conserving and enhancing biodiversity and as an opportunity, rather than restraint that they are considered within the strategic planning process as a positive and proactive mechanism. As such they are recognised as a strategic issue that needs to be addressed as part of the West Berkshire Local Plan. Although BOAs were not originally drawn out as a particular key strategic issue for the Housing Site Allocations DPD, they are still being taken into consideration as part of the preparation of the DPD and in particular when assessing potential housing sites for allocation. However, as there are a</p>

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		<p>Farming Project, which both strongly correlate with aims and objectives of local BOAs and therefore also contribute towards achieving Core Strategy Policy CS17.</p> <p>Inclusion of the above three issues as strategic issues within the Housing Site Allocations DPD will therefore ensure that the DPD complies with</p> <ul style="list-style-type: none"> - the aims and objectives of the National Planning Policy Framework - the West Berkshire Core Strategy - the landscape scale approach to biodiversity enhancement promoted through the Governments 2011 White Paper 'The Natural Choice: securing the value of nature' and the Government's 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' that followed. 	<p>number of cross boundary BOAs which do cross the boundaries of adjacent authorities we have amended our key strategic matters to include the following – ‘to continue to use Biodiversity Opportunity Areas (BOAs) to make positive changes for biodiversity at a landscape scale.’</p>
English Heritage	Yes	<p>As you are aware the Historic Buildings and Monuments Commission (English Heritage) is a “prescribed body” by virtue of Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and is therefore required to co-operate in relation to planning of sustainable development with local planning authorities and other prescribed bodies by Section 33A of Part 2 of the Planning and Compulsory Act (as inserted by Section 110 of the Localism Act 2011). English Heritage confines its involvement in planning issues to matters that involve or otherwise affect the historic environment. Although the duty on each prescribed body is not restricted to that body’s specific remit, the National Planning Practice Guidance advises that the prescribed bodies should be proportionate in their co-operation and tailor the degree of co-operation according to where they can maximise the effectiveness of plans. In practice, therefore, English Heritage’s duty to co-operate is therefore appropriate in respect of strategic matters that would involve or otherwise affect a heritage asset.</p> <p>We note that the Council has not identified the historic environment as a key cross- boundary strategic issue for either the existing Core</p>	<p>Comments noted.</p> <p>An informal approach has been made to English Heritage to provide comments on potential housing sites in advance of any formal public consultation.</p> <p>However, as no strategic issues have been identified at this stage that require specific discussion, we will continue to work with English Heritage using our existing partnerships and working groups.</p> <p>Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next</p>

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		<p>Strategy or the proposed Housing Sites Allocations DPD. We are not aware either of any particular historic environment issues that have cross-boundary implications for West Berkshire and so would invoke the duty to co-operate for the Council and English Heritage.</p> <p>At a site-specific level, according to our records, there are a number of designated heritage assets that are close to or actually straddle your authority's boundary. Littlecote House Registered Park and Garden and the Scheduled Ancient Monuments at Membury Camp, Fognam Clump and adjacent Field System, Maddie Farm Roman Settlement and Mere Down Romano-British Field System all straddle the boundary, and the Registered Battlefield of the First Battle of Newbury is close to the boundary. In addition, there are numerous listed buildings close to the boundary.</p> <p>We are not aware at this time whether any of these designated assets are likely to be affected by proposed development which itself would be a strategic matter.</p> <p>Although we have not identified any strategic issues relating to the historic environment on which the Council and English Heritage have a duty to co-operate, English Heritage would welcome ongoing engagement with the Council in the production of the Housing Site Allocations DPD. We would be happy for that engagement to be via e-mail, or at workshops or at one-to-one meetings</p> <p>As we explained in our recent response to your notification of your intention to prepare this DPD, we would be very happy to given the opportunity to comment on potential housing sites at an early stage, ideally before public consultation, on an informal and, if necessary, confidential basis.</p>	<p>consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>
Environment Agency	Yes	<p>We are satisfied with the strategic matters that are deemed relevant to the housing site allocations, in particular the inclusion of the matter relating to development proposals having no adverse impact on the</p>	<p>Comments noted. We have been working with the Environment Agency to provide</p>

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		<p>water and wastewater network.</p> <p>We acknowledge that, as highlighted in your statement, that we have started one to one discussions regarding the preparation of the plan. We wish to continue to work with you closely to ensure that the environmental factors within our remit are considered during the plan making process.</p>	<p>comments on potential housing sites, including sites for gypsies and travelers, in advance of any formal public consultation and we will continue to use one to one discussions in the preparation of the DPD as appropriate. Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next consultation will be on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>
Natural England	Yes	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>The paper West Berkshire Local Plan and the Duty to Cooperate, Preparation of the Housing Site Allocations Development Plan Document identifies a number of matters relating to the natural environment, namely;</p> <ul style="list-style-type: none"> • Conserving and enhancing the natural beauty of the North Wessex Downs AONB, • The potential for improving the management of Kennet Valley Meadows to provide an enhanced open space and biodiversity resource. • Regulating development affecting the Thames Basin Heaths 	<p>Comments noted. As a statutory consultation body, we will continue to involve Natural England at all formal consultation stages.</p> <p>Subject to Council approval on 22 July 2014, our next consultation will be on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p> <p>Our assessments of specific potential housing sites within the North Wessex Downs AONB are being informed by individual landscape assessments.</p>

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		<p>SPA in accordance with the Thames Basin Heaths Delivery Framework.</p> <p>that you consider to be the strategic matters of particular relevance to the Housing Site Allocations DPD.</p> <p>We concur with this assessment, and have no additional matters to add.</p> <p>You ask how we would prefer to be involved in the preparation of the Housing Site Allocations DPD to deal with any cross boundary issues. In terms of the first of the above matters, allocations options should be subject to a site specific landscape appraisal to ascertain their likely impact on the landscape generally and the AONB specifically. If this indicates that housing need cannot be met within the plan area without having an adverse effect on the AONB (or is otherwise undeliverable), locations outside the plan area should be sought as part of the Duty to Cooperate through discussion with neighbouring local planning authorities. We would not necessarily need to be involved at stages other than the formal consultation stages.</p> <p>In terms of the Kennet Valley Meadows, whilst we may be able to advise on detailed enhancement opportunities, we would see this as largely a matter for yourselves and any relevant neighbouring local planning authorities.</p> <p>In terms of the Thames Basin Heaths SPA, whilst Natural England are available to advise, we would not necessarily need to be involved at stages other than the formal consultation stages, unless you had specific queries regarding your approach.</p>	<p>Those sites which would have an adverse impact on the special qualities or natural beauty of the AONB are not being taken forward.</p> <p>We will continue to use the Thames Basin Heaths SPA Delivery Framework to guide assessment and any avoidance or mitigation measures that may be needed from potential new development up to 7km from the boundary of the SPA. The provision of Suitable Alternative Natural Greenspace (SANG) to attract new residents away from the SPA is a key part of these avoidance measures, together with strategic access management on the SPA and monitoring. Since the level of development expected to come forward in this area of the District is extremely low, the Council will explore opportunities for cross boundary working in this regard. In all cases SANGs will need to be agreed with Natural England.</p>
Police and Crime Commissioner for Thames Valley	Yes	In planning for additional housing WBC needs to have regard to the potential issues surrounding transient crime and the impact this can have upon local policing. The good connectivity provided by strategic road networks (M4/A34) and the proximity of the district to large conurbations (Reading, Swindon and Oxford) means that it is	Comments noted. The primary role of the Housing Site Allocations DPD is to support the delivery of housing as set out in the Council's adopted Core Strategy.

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Police		<p>susceptible to cross boundary criminal activity. With this in mind WBC should be seeking to minimise the impact of criminal activity and mitigate against its impact. It is suggested that regard is had to the provision of developer funding towards the provision of additional infrastructure. We acknowledge and welcome the Council's recognition through the CIL Process that Police Infrastructure is considered a "priority" and we would welcome this recognition being reflected in any future documents and with particular regard also had to the potential requirement for the provision of on-site infrastructure being provided by the developer of identified sites.</p> <p>TVP are also concerned that the draft document makes no reference to matters of community safety or Crime Prevention Through Environmental Design (CPTED) considerations. These matters <i>are</i> referenced in the Core Strategy, e.g. under Policy CS14, Design Principles and under the subject heading "Cross Boundary Issues", at 2.31, where there is mention of joint working in respect of crime and community safety.</p> <p>TVP look forward to co-operating fully with the Council on the future development of this document and welcome any further consultations.</p>	<p>Minimising the impact of criminal activity and mitigating against its impact in accordance with policy CS14 of the Core Strategy will be an integral part of this process. However, since our approach to the Housing Site Allocations DPD is effectively just providing detail to the strategic approach already agreed within our adopted Core Strategy, we are tailoring our approach to the Duty to Cooperate accordingly. Using the key list of strategic issues we identified for the West Berkshire Local Plan, we have only drawn out those key strategic matters that we consider of particular relevance to the Housing Site Allocations DPD. Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This will draw out any specific infrastructure requirements arising from the sites. Subject to Council approval on 22 July 2014, our next consultation will be on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>

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Thames Water	Yes	<p><u>Strategic Issues:</u></p> <p>Thames Water is pleased that the following strategic issues have been identified:</p> <p>Tackling climate change</p> <ul style="list-style-type: none"> Ensuring that the levels of growth in the District are delivered in a sustainable way. <p>Climate change is a vitally important issue to the water industry. Not only is climate change expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water.</p> <p>Infrastructure requirements</p> <ul style="list-style-type: none"> Ensuring development proposals do not adversely impact the water and wastewater network. <p>New development should be co-ordinated with the water supply and sewerage infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states: <i>“Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....”</i></p> <p>Paragraph 162 of the NPPF relates to infrastructure and states: <i>“Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”</i></p>	<p>Comments noted.</p> <p>We have been working with the Thames Water to provide comments on potential housing sites in advance of any formal public consultation and we will continue to use one to one discussions in the preparation of the DPD as appropriate.</p> <p>Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p> <p>Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This will address the specific infrastructure requirements arising from the housing sites.</p>

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		<p>The new web based National Planning Guidance published in August 2013 includes a section on water an wastewater infrastructure and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs.</p> <p>Part 9 of the revoked South East Plan related to Natural Resource Management and included a separate section on Sustainable Water Resources and Water Quality Management. Policy NRM1 related to Sustainable Water Resources and listed a number of water supply infrastructure issues which local authorities should take into account in preparing Local Development Documents including ensuring that development is directed <i>“....to areas where adequate water supply can be provided from existing and potential water supply infrastructure. In addition ensure, where appropriate, that development is phased to allow time for the relevant water infrastructure to be put in place in areas where it is currently lacking but is essential for the development to happen.”</i> Policy NRM2 related to Water Quality and listed a number of water quality/sewerage infrastructure issues which local authorities should take into account in preparing Local Development Documents including ensuring that: <i>“....adequate wastewater and sewerage capacity is provided to meet planned demand...”</i>.</p> <p>With the abolition of the Regional Spatial Strategies this increases the importance that the Local Plan must contain a policy covering the key issue of the provision of water and waste water/sewerage infrastructure to service development.</p> <p>This is necessary because it will not be possible for Thames Water to identify all of wastewater/sewerage infrastructure required over the plan period due to the way they are regulated and plan in 5 year periods (Asset Management Plans or AMPs) and the fact that not all development sites are allocated.</p>	

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		<p><u>Form of Involvement</u> Thames Water would prefer to be involved by specific meetings, if necessary, to cover water and wastewater/sewerage infrastructure issues.</p>	
Wales and West Utilities	Yes	<p>As the network owners of the natural gas infrastructure which covers part of your policy area it would be of some use to you – within the scope of your 'duty to co-operate' – to understand where our infrastructure is in relation to your plans and whether it can support the future demand which would be imposed upon it without the need for further engineering work on our part. It's also important to us in our role as network planners that we understand the impact of your proposals on our network so that we can ensure there is sufficient capacity for our existing customers in the future and invest appropriately.</p> <p>Before we can comment it would be advisable to email a copy of the proposals to us. We would require proposal maps so that we can accurately identify the locations of these sites as well as submitting to us a breakdown of how much demand would be required at these sites. A breakdown of usage, (commercial or domestic), would be sufficient if actual values are not known. The proposal maps would need to have enough detail so that we can locate them at street level on our own mapping system. Without this information we will not be best placed to offer comment.</p> <p>We are more than happy to assist you in respect of delivering your proposals, (and giving you guidance in case there are any infrastructure issues with your proposals).</p>	<p>Comments noted.</p> <p>Comments in relation to specific sites will be invited from Wales and West Utilities and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p> <p>Wales and West utilities will also be engaged in the preparation of a revised Infrastructure Delivery Plan once the housing allocations have been confirmed.</p>
Office for Nuclear Regulation	Yes	I note your recognition of the need to monitor housing completions and population levels within the consultation zones of AWE Aldermaston and AWE Burghfield as a strategic matter of particular relevance to the	<p>Comments noted.</p> <p>We have been working with the West Berkshire Civil Contingencies Manager</p>

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(ONR)		<p>Housing Sites Allocations DPD. I would ask that ONR be consulted during the development of this DPD and any subsequent modifications to it. I would also expect that you would seek the views of the West Berkshire emergency planners with regard to the potential impact of housing site allocations on the off-site emergency plans required by the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPiR), prior to the publication of any draft for consultation.</p> <p>With regard to your approach to meeting the needs of gypsy and traveller accommodation, I note that in the event of a nuclear emergency arising at either nuclear site, the advice to residents within the detailed emergency planning zone (DEPZ) would be to shelter and that gypsy and traveller accommodation does not provide the same degree of protection against ionising radiations and the ingress of radioactive materials as permanent dwellings. I would therefore recommend that sites identified as suitable for gypsy and traveller accommodation: a) are located outside the DEPZs around the nuclear sites; and that b) distance from a nuclear site is taken into account when selecting such sites, with potential sites that are more distant from the nuclear sites being preferred over those that are closer, so far as it is reasonably practicable to do so.</p>	<p>(CCM) to provide comments on potential housing sites in advance of any formal public consultation and we will continue to use one to one discussions in the preparation of the DPD as appropriate.</p> <p>Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD from both the ONR and CCM. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p> <p>In consultation with the CCM we are advised that there is no published guidance or research on the level of protection offered by modern gypsy and traveller accommodation and the ingress of radioactive materials and there suitability or otherwise when compared with other forms of accommodation. Since the proposal is to replace transitory pitches with permanent pitches and there is no increase in population on the site, the CCM believes the level of resilience may increase as the accommodation</p>

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			<p>should improve and the residents, being more permanent will be more likely to know the risks and what to do in the case of an emergency, furthermore in the case of an incident the emergency responder will know exactly how many people will need to be assisted.</p>
Transport for London (TfL)	Yes	<p>TfL does not have a direct interest in your area, however any increases in commuting into London obviously has potential impacts on TfL services.</p> <p>As you are no doubt aware, Network Rail is currently electrifying the Great Western mainline to Newbury and new Super Express trains will be introduced. This is likely to increase the attractiveness of commuting from the West Berkshire area into London, however from 2018 Crossrail will provide significant additional capacity at Paddington for onward dispersion into central and east London.</p> <p>The Mayor's Transport Strategy (2010), which takes into account forecast housing and jobs growth in the South East region (at the time), predicts that crowding on TfL services into and out of Paddington in the peak periods will be acceptable in 2031. This suggests that a degree of housing growth in the West Berkshire area, if resulting in greater rail commuting into London, could be accommodated by the 'committed' future (TfL) transport network in London in 2031. Network Rail would be best placed to comment on future capacity issues, and potential interventions, on National Rail services into Paddington.</p> <p>In light of this, in terms of future involvement, I request that you continue to send consultation material to TfL Borough Planning via the 'Borough Planning' inbox (boroughplanning@tfl.gov.uk) so that we can determine the appropriate response, however it is unlikely we would</p>	<p>Comments noted.</p> <p>For any strategic transport issues arising from the Housing Site Allocations DPD and commuting into London, we will continue to work with the Berkshire Strategic Transport Forum (BSTF) at both an officer and member level. Network Rail is a member of this Forum.</p> <p>We will also continue to formally consult TfL. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>

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		want to get more involved, for example in workshops.	
Marine Management Organisation	Yes	<p>The MMO is the planning and licensing authority for the English marine area. Broadly speaking, this comprises the area sea ward of mean high water springs and the waters of each river as far as the tide flows. It does not appear that the English marine area is likely to be affected by the development of new housing in West Berkshire and so at this time the MMO has no comments to offer.</p> <p>The MMO would be happy to receive further correspondence on this matter if you consider that there is likely to be an impact on the English marine area.</p>	Comments noted. As we also do not consider that there is likely to be an impact on the English marine area from the preparation of the Housing Site Allocations DPD we will not be consulting the Marine Management Organisation further as part of the Duty to Cooperate process.
North Wessex Downs AONB	No	<p>The North Wessex Downs AONB Unit are pleased with the recent discussions with Officers at the Council around the emerging new AONB Management Plan and the sharing of information in relation to emerging Council rural planning policies.</p> <p>The AONB Unit also support the references to the AONB in the Duty to Cooperate consultation. For the avoidance of doubt it is recommended the category (at paragraph 6.5) is extended to include Heritage and Landscape, as an AONB is legally a landscape designation.</p> <p>Other than that it is requested that the Council consider a landscape led approach to development within the AONB and its setting as previously established through the Core Strategy Hearings.</p> <p>It has been noted that the latest SHLAA has been published without an updated landscape assessment. It is recommended that when considering any housing sites that may impact on the AONB, that landscape impact is at the forefront of any considerations. Former landscape assessment work will therefore assist in specific cases (as previously prepared by the AONB Unit and the Council in relation to the SHLAA sites).</p> <p>The Council are also under the Section 85 (CRoW Act 2000) duty to</p>	<p>Comments noted.</p> <p>The categories used in para 6.6 are the strategic objectives identified in the Core Strategy.</p> <p>We can confirm that in accordance with policy ADPP5 of the Core Strategy we are taking a landscape led approach to development in the North Wessex Downs AONB. Our assessments of specific potential housing sites within the AONB are being informed by individual landscape assessments and those sites which would have an adverse impact on the special qualities or natural beauty of the AONB are not being taken forward.</p> <p>Also in accordance with this policy, that if there are insufficient developable sites in the AONB, any shortfall will be</p>

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		<p>“conserve and enhance” the AONB. The existing Area Policy 5 from the Core Strategy should also be a guiding consideration: <i>“Provision of this scale of housing is subject to the overarching objective for the AONB set out at the beginning of this policy. If preparation of the Site Allocations and Delivery DPD indicates that there are insufficient developable sites to provide the balance of the 2,000 dwellings whilst adhering to the landscape priority of the policy, any shortfall will be provided on sites allocated outside the AONB.”</i></p> <p>(Attached is additional guidance in relation to AONBs and the Duty to Cooperate.)</p>	<p>provided on sites allocated outside the AONB. We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP), a partnership body which was set up in 2001 to oversee the future of the AONB. The CoP prepares and reviews the statutory Management Plan for the AONB on behalf of its constituent local authorities. This sets out a strategic policy framework that reflects national and local issues to ensure the AONB's natural heritage, landscape and built character are conserved, the local economy is supported and use of the AONB for recreation is encouraged and helps ensure that the Council meets its duty under Section 85 of the CRoW act 2000. We have had and will also continue to have informal discussions and one to one meetings with officers from the AONB Unit about specific issues that relate to the Housing Site Allocations DPD and the development of policies that will guide development in the countryside.</p>

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BBOWT	No	<p><u>1. Biodiversity Opportunity Areas (BOAs)</u> I note that Paragraph 3.2 of your document lists a number of strategic cross-boundary issues including the following - "To continue to use Biodiversity Opportunity Areas (BOAs) to make positive changes for biodiversity at a landscape scale." Many of the cross-boundary strategic issues listed in para 3.2 are reiterated within paragraph 6.6 as being of particular relevance to the Housing Site Allocations DPD. However, the reference to BOAs is no longer included. No explanation or justification is given for why the aims and objectives of BOAs is not considered relevant during the Site Allocations process. BOAs represent a targeted landscape-scale approach to conserving and enhancing biodiversity. They offer opportunity rather than restraint and should therefore be considered within the strategic planning process as a positive, proactive mechanism for helping to achieve National Planning Policy objectives.</p> <p>I recommend that reference to BOAs is included as a strategic issue for the Housing Site Allocations DPD, which should align with the aims and objectives of the BOAs relevant to West Berkshire. Proactively seeking BOA opportunities through the Housing Site Allocations DPD will also ensure that the DPD is in line with Core Strategy Policy CS17 which states that "Opportunities will be taken to create links between natural habitats and, in particular, strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas".</p> <p><u>2. Achieving a net gain for nature</u> The National Planning Policy Framework is clear (paragraph 9) that pursuing sustainable development includes "moving from a net loss of biodiversity to achieving net gains for nature".</p>	<p>Comments noted The primary role of the Housing Site Allocations DPD is to support the delivery of housing as set out in the Council's adopted Core Strategy. Achieving a net gain for nature in accordance with policy CS17 of the Core Strategy will be an integral part of this process. At a strategic level we will continue to achieve this at both an officer and member level through the Berkshire Local Nature Partnership and by working in partnership with the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) in the Living Landscape project. However, since our approach to the Housing Site Allocations DPD is effectively just providing detail to the strategic approach already agreed within our adopted Core Strategy, we are tailoring our approach to the Duty to Cooperate accordingly. Using the key list of strategic issues we identified for the West Berkshire Local Plan, we have only drawn out those key strategic matters that we consider of particular relevance to the Housing Site Allocations DPD. It is agreed that BOAs represent a targeted landscape scale approach to</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		<p>The current strategic issues raised within your consultation document does not make reference to this wider strategic aim. Net gains for nature can be achieved through both strategic location of development sites to ensure that ecological networks are maintained, and enhancements sought through sensitive landscaping and site management. Net gains for nature should be considered at a site and landscape scale, including cross-boundary.</p> <p>I recommend that the Housing Site Allocations DPD should seek to achieve a net gain for nature as a key objective when evaluating the acceptability of site location and proposed development plans.</p> <p><u>3. Landscape Scale Projects</u> There are a number of landscape scale projects which could also be mentioned in paragraph 6.6. For example the BBOWT West Berkshire Living Landscape Project of the West Berkshire Countryside and Farming Project, which both strongly correlate with aims and objectives of local BOAs and therefore also contribute towards achieving Core Strategy Policy CS17.</p> <p>Inclusion of the above three issues as strategic issues within the Housing Site Allocations DPD will therefore ensure that the DPD complies with</p> <ul style="list-style-type: none"> - the aims and objectives of the National Planning Policy Framework - the West Berkshire Core Strategy - the landscape scale approach to biodiversity enhancement promoted through the Governments 2011 White Paper 'The Natural Choice: securing the value of nature' and the Government's 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' that followed. 	<p>conserving and enhancing biodiversity and as an opportunity, rather than restraint that they are considered within the strategic planning process as a positive and proactive mechanism. As such they are recognised as a strategic issue that needs to be addressed as part of the West Berkshire Local Plan. Although BOAs were not originally drawn out as a particular key strategic issue for the Housing Site Allocations DPD, they are still being taken into consideration as part of the preparation of the DPD and in particular when assessing potential housing sites for allocation. However, as there are a number of cross boundary BOAs which do cross the boundaries of adjacent authorities we have amended our key strategic matters to include the following – ‘to continue to use Biodiversity Opportunity Areas (BOAs) to make positive changes for biodiversity at a landscape scale.’</p>
National	No	We welcome the inclusion of “continued promotion of the rural	Comments noted.

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
Farmers Union		<p>economy” as a strategic issue, and suggest that thriving rural communities and economies will be an essential backbone in achieving sustainable development across both the rural and urban centres of the district. We suggest that local engagement with rural business need to be carried out where there is a risk of a proposed site having an adverse effect on farming business or any other ancillary business. We suggest that flood risk management, both in urban and rural locations must also be highlighted as a strategic issue. This differs from the need to ensure that “development proposals do not adversely impact the water and wastewater network”; which specifically relates to constructed infrastructure. Rather we consider that local planning policy must include provision to ensure that sufficiently robust drainage networks are constructed and maintained in order to deal with floods in both rural and urban areas. I therefore recommend that flood risk management, and sustainable drainage systems are given consideration at every stage of policy development.</p>	<p>It is agreed that the continued promotion of the rural economy will be a key strategic issue for the West Berkshire Local Plan. At a strategic level we will continue to achieve this by working at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners and as a member of the Thames Valley Local Economic Partnership.</p> <p>Comments in relation to specific sites will be invited from the general public and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p> <p>A review of the policies that guide development in the countryside is being undertaken through the Housing Site Allocations DPD to ensure that the policies are up to date and fit for purpose. These will not form part of the preferred options consultation on specific sites, but instead are due to be reported to full Council on 18 September, with a period of public consultation to follow.</p> <p>In accordance with the National</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			Planning Policy Framework (NPPF) we have prepared a Strategic Flood Risk Assessment (SFRA), which, though consultation with the Environment Agency, will inform the production of the Housing Site Allocations DPD.
Community Council for Berkshire	No	<p>I am satisfied that the document should cover most cross-boundary issues where there may be a duty to co-operate. I have only one point.</p> <p>Under Green Infrastructure bullet 1: 'The role of the Kennet and Avon canal and other waterways...', something should be included that covers the increased use of waterways for housing purpose. This is a cross-boundary issue, particularly as people living on boats and barges on the waterways often do not have residential moorings and are forced to move on a regular basis. This has an impact on their ability to access services etc.</p> <p>Obviously I have noted that there is no specific mention of 'rural' in this document, but I am satisfied that any rural related cross-boundary issues are covered within the context. I will no doubt be further consulted when the new development management policies relating to housing in the countryside are issued.</p>	<p>Comments noted.</p> <p>It is agreed that the continued promotion of the rural economy will be a key strategic issue for the West Berkshire Local Plan.</p> <p>A review of the policies that guide development in the countryside is being undertaken through the Housing Site Allocations DPD to ensure that the policies are up to date and fit for purpose. These will not form part of the preferred options consultation on specific sites, but instead are due to be reported to full Council on 18 September, with a period of public consultation to follow.</p>
Berkshire Association of Local Councils	No	Thank you for the opportunity to comment, however, BALC does not have any comments to offer.	Comments noted
Reading Borough Council	Yes	No comments received	We will continue to use the Memorandum of Understanding on Strategic Planning (MoU) signed by all

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>the Berkshire unitary authorities as a starting point to guide our approach to cooperation. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>The Gypsy and Traveller Accommodation Needs Assessment (GTAA) has also been undertaken using a shared methodology jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.
Slough Borough Council	No	No comments received	<p>We will continue to use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities to guide our approach to cooperation. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues)</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>the NPPF. The Gypsy and Traveller Accommodation Needs Assessment (GTAA) has also been undertaken using a shared methodology jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.</p>
Royal Borough of Windsor and Maidenhead	No	No comments received	<p>We will continue to use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities to guide our approach to cooperation. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues) Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p>
Oxfordshire County Council	Yes	<p>No comments received as part of this consultation but the following comments relating to cross boundary issues were received as part of the consultation we undertook on the scope and content of the DPD under Regulation 18.–</p> <p>Oxfordshire County Council will work jointly with West Berkshire Council to ensure the following issues are taken into account in the preparation of this DPD:</p> <p>Management of any cross-boundary movement of schools pupils:</p> <ul style="list-style-type: none"> • Due to the existing tightness of school capacity on the Oxfordshire side of the Goring/Streatley and Whitchurch/Pangbourne border, shared information about likely future pressures in this area would be useful. • Future availability of spaces at King Alfred's to non-catchment children will depend on the changing balance between a locally growing population, King Alfred's site development plans, and new capacity planned at Grove. Information about expected population growth in the Pangbourne/Purley area of West Berks would be of use in helping Langtree plan their future capacity. • Information about expected population growth in the Compton area 	<p>Comments noted. Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.</p> <p>We will work with neighbouring authorities on an ongoing basis to provide appropriate infrastructure to meet the growth requirements of the District.</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		<p>of West Berks would be of use in helping alternative schools to plan their future capacity.</p> <p>Scope for Improving Bus Services between West Berks growth settlements and Oxfordshire:</p> <p>The County Council would like to explore with WBC opportunities to secure improvements to public transport services between West Berkshire and Science Vale as part of an overall bus strategy for Oxfordshire.</p>	<p>constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Basingstoke & Deane Borough Council	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
Test Valley Borough Council	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Wiltshire Council	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Swindon Borough Council	No	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Newbury and District Clinical Commissioning Group	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Will be specifically engaged as part of the updating of the Infrastructure Delivery Plan.</p>
North and West Reading Clinical Commissioning Group	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Will be specifically engaged as part of the updating of the Infrastructure Delivery Plan.</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
NHS England	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Will be specifically engaged as part of the updating of the Infrastructure Delivery Plan.
Homes and Communities Agency - South and West	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Civil Aviation Authority	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Office of Rail Regulation	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Thames Valley Berkshire Local Economic Partnership	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Mayor of London	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Highways Agency	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. We

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>have been working with the Highways Agency to provide comments on potential housing sites in advance of any formal public consultation and we will continue to use one to one discussions in the preparation of the DPD as appropriate.</p> <p>Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>
The Coal Authority	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Scottish and Southern Energy	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Centrica (British Gas)	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Openreach	Yes	No comments received	Continue to use existing methods,

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
newSites			partnerships and working groups to take issues forward as appropriate.
Gypsy Council	No	No comments received as part of this consultation but the Gypsy Council has been consulted as part of the Gypsy and Traveller Accommodation Needs Assessment (GTAA). The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.

The following bodies were also consulted as part of this process but had no comments to make:

British Aggregates Association
 Cemex (UK)
 Country Land & Business Association
 Friends, Families and Travellers (FFT)
 Grondon Waste Management Ltd
 Gypsy Council
 Home Builders Federation
 Mineral Products Association Ltd
 National Federation of Gypsy Liaison Groups
 National Grid
 Network Rail
 Renewable UK Association
 Royal Berkshire Ambulance NHS Trust
 Royal Berkshire Fire & Rescue Service
 Showmen's Guild of Great Britain
 Thames Valley Police
 Veolia Environmental Services
 West Berkshire Disability Alliance

They will continue to be consulted as part of the preparation of the DPD, using our existing methods, partnerships and working groups to take issues forward as appropriate.

Appendix E

West Berkshire Council Local Plan Newsletter

Issue 1 – December 2013



Welcome to the first West Berkshire Local Plan Newsletter. We will be publishing newsletters regularly to keep you informed about the progress on the Local Plan and other policy documents.

What is the West Berkshire Local Plan?

The Local Plan is the Plan for the future development of West Berkshire which is drawn up by the Council in consultation with the community.

The Local Plan is made up of several parts called 'Development Plan Documents'. These include:

- **Core Strategy DPD** - adopted in July 2012. This sets out the overall vision, objectives and strategy for the future development of West Berkshire.
www.westberks.gov.uk/corestrategy
- **Minerals and Waste DPD** (currently being prepared). This will include a 15-year spatial strategy, with a vision and strategic objectives for West Berkshire, containing the policies for all minerals and waste developments.
www.westberks.gov.uk/mineralsandwaste
- A **Policies Map** will illustrate the policies of the Local Plan on an Ordnance Survey base.



- **Site Allocations and Delivery DPD** (currently being prepared). This will identify sites for housing and other types of development, and set out detailed planning policies to guide development in the district.
www.westberks.gov.uk/saddpd



West Berkshire
COUNCIL



West Berkshire Local Plan – next steps:

The timetable for the Local Plan, known as a Local Development Scheme (LDS), was updated in September 2013 and can be viewed at: www.westberks.gov.uk/lds

Site Allocations and Delivery Development Plan Document

There will be ongoing consultation with the community and stakeholders throughout the preparation of the Local Plan. In early 2014 there will be discussions with the District's Parish and Town Councils and a consultation on the issues and options to be considered through the Site Allocations and Delivery DPD. Please check our webpage for up to date information: www.westberks.gov.uk/saddpd

We are also in the process of producing a series of technical documents and assessments to inform the preparation of the Local Plan. These are known as the evidence base and include documents on housing, the economy, green infrastructure, leisure, infrastructure and flooding.

Strategic Housing Land Availability Assessment Update:

The Strategic Housing Land Availability Assessment (SHLAA) helps inform the preparation of the Local Plan by identifying potential land that could be used to provide new homes. It is an audit of land at a particular point in time and is updated regularly. We are currently updating the SHLAA following a "Call for Sites" earlier in the year. We expect to publish the revised document on our website in December 2013.

The SHLAA is a technical assessment, not a policy making document. The decisions about how many new homes need to be built and where they should be built will be taken in the Local Plan. Please check our webpage for up to date information: www.westberks.gov.uk/shlaa.

Minerals and Waste Development Plan Document

Those of you with an interest in Minerals and Waste planning will be aware that in 2012, West Berkshire Council agreed to progress with a single development plan document, which relates to minerals and waste development in West Berkshire. Officers have been working on collating and analysing the necessary evidence to support the development of the West Berkshire Minerals and Waste Development Plan Document.

The first stage of consultation (which will be on issues and options) will be taking place in December this year. If you would like to be informed about progress on this exciting new document then please register your interest by going to the West Berkshire consultation portal <http://consult.westberks.gov.uk/portal> We will also be advertising the consultation in the local media and at www.westberks.gov.uk/mineralsandwaste



New Supplementary Planning Documents (SPDs) (Adopted September 2013):

In September 2013 the Council adopted two new Supplementary Planning Documents (SPDs): one for Sandleford Park and one for the Pirbright Institute site, Compton.

Sandleford Park, SPD.

Situated on the southern edge of Newbury, Sandleford Park was allocated for development through the Core Strategy and provides an exciting opportunity to deliver a high quality urban extension to Newbury. Sandleford Park is expected to provide up to 2,000 homes along with associated infrastructure, including community uses, education provision and open space.

The SPD sets out a framework to guide the detailed development of the site through any future planning application and is available on the Council's website

www.westberks.gov.uk/sandleford

The Pirbright Institute site, Compton SPD.

The site, which was formerly known as the Institute for Animal Health site, is expected to close in the near future as the Institute consolidates its operations onto one site. The SPD has been produced to guide an appropriate and sensitive approach to any future redevelopment on this brownfield site, which is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The SPD is available at

www.westberks.gov.uk/comptoniah

Neighbourhood Planning:

Local communities can now produce Neighbourhood Plans, to give them a greater say in how they want to see their area developed. In West Berkshire, Neighbourhood Plans will be produced by parish and town councils in consultation with local communities.

Stratfield Mortimer Parish Council has made the first application to West Berkshire Council to designate the Parish as an area for a Neighbourhood Plan. Further details on the application and on Neighbourhood Plans in general are available at:

www.westberks.gov.uk/neighbourhoodplanning

Community Infrastructure Levy (CIL):

The Community Infrastructure Levy (CIL) is a new levy system that local authorities can charge on new development in their area to help fund infrastructure required as a result of new development. A charging schedule sets out an authority's CIL rates, and when adopted, the use of developer contributions (also known as S106 obligations) becomes restricted. In any case, the Government propose to restrict the use of developer contributions from April 2015.

West Berkshire Council's charging schedule was recently subject to independent examination, and the Examiner's Report was received on 8 November 2013. The report recommends approval for the charging schedule, and the Examiner accepted two minor changes in the interests of clarity, which were suggested by the Council.

The timetable and details for the Council's adoption of the Charging Schedule will be made available in due course at:

www.westberks.gov.uk/cil



Would you like to be kept informed?

If you would like to be kept informed on the progress of the Local Plan and related documents, please register on our Consultation Portal at: <http://consult.westberks.gov.uk/portal> and register using the "login/register" section.

We are reviewing our database contacts and we need your help.

When registering, please select your areas of interest and if you are already registered, please consider checking these so that we only contact you about those topics that are important to you. The areas of interest are:

- Local Plan (includes Site Allocations and Delivery DPD)
- Developer's Contributions and Community Infrastructure Levy
- Minerals and Waste
- Transport Planning

Please also provide a valid e-mail address as this is our preferred method of contact.

If we have your address details wrong, or if you no longer wish to receive updates, please let us know using the contact details below or completing the slip at the end of this newsletter and returning it to us in the pre-paid envelope by Friday 10 January 2014.

Contact us:

Planning Policy email:
planningpolicy@westberks.gov.uk

Minerals and Waste Planning Policy email:
mineralsandwasteplanningpolicy@westberks.gov.uk

Post: Planning Policy and Transportation Policy, Planning and Countryside, West Berkshire Council, Market Street, Newbury, RG14 5LD

Tel: 01635 519111

Name:

email:

Address:

.....

.....

.....

Tel. Number:

Please remove my details from the database

I wish to remain or be added to the database and receive updates on the following topics (*please tick all that apply*):

Local Plan (includes Site Allocations and Delivery DPD)

Developer's Contributions and Community Infrastructure Levy

Minerals and Waste

Transport Policy

West Berkshire Council Local Plan Newsletter

Issue 2 – April 2014



Welcome to our second Local Plan newsletter, which updates you on events and our work here since the last newsletter in December 2013.

West Berkshire Local Plan

Housing Site Allocations Development Plan Document (DPD)

A Housing Site Allocations DPD is now being prepared rather than a Site Allocations and Delivery DPD. This will allocate sites for housing to meet the remainder of the 10,500 housing requirement from the adopted Core Strategy and will mean that the Plan can be progressed more swiftly. The DPD will also include sites for Gypsies and Travellers and a limited number of housing policies, including those to guide development in the countryside.

Consultation on a 'preferred options' version of the DPD is scheduled to begin on 25 July 2014 for a 7 week period, and will include details of short listed sites for housing. The DPD is due to be adopted in December 2015, and will be followed by the preparation of a new Local Plan which will look longer



term and which will cover the full range of policies and allocate additional sites for development. If you have any comments on this approach, please send them to the Planning Policy team by Friday 30 May 2014 using the contact details at the end of this newsletter.

The Local Development Scheme (LDS) which is the timetable for the Local Plan will be updated to reflect these changes and will be available at:
www.westberks.gov.uk/lds

Minerals and Waste DPD Update

The consultation on the West Berkshire Minerals and Waste DPD Issues and Options Consultation has now closed and the authority is in the process of analysing the comments that we received along with the site nominations. The comments that have been received will be taken into account in the ongoing development of the West Berkshire Minerals and Waste DPD, which will be subject to further public consultation in the future.

We would like to take the opportunity to thank all of you who got involved in this consultation, and if you would like any further detail on the progression of this development plan document please visit the Council's website:

www.westberks.gov.uk/mwdpd

Local Plan evidence base:

To support and inform our work on the Local Plan we collect evidence, including undertaking and commissioning studies, assessments and appraisals. Collectively, this is known as the 'evidence base'.



WestBerkshire
C O U N C I L

Strategic Housing Market Assessment (SHMA) Update:

The housing requirement for West Berkshire set out in the Core Strategy was based on that in the South East Plan. Local authorities now need to establish their own housing requirement, based on assessing housing needs over the wider area. We are working with the other Berkshire authorities and the Local Economic Partnership to prepare a SHMA which will establish the housing market area (which reflects the linkages between places where people live and work), and assess the need for housing in this area, based on demographic and economic evidence. The new Local Plan will need to look at how this objectively assessed housing need can be met.

Gypsies, Travellers and Travelling Showpeople:

One element of the Housing Site Allocations DPD, set out above, will be the provision of sites for gypsies, travellers and travelling showpeople. In accordance with national guidance we will need to make an assessment of need for such sites across the district and set out a strategy through the plan to meet the level of identified need. This is likely to result in the allocation of sites for gypsies, travellers and travelling showpeople.

To assist with this work we have jointly commissioned a company called Opinion Research Services (ORS) to produce a Gypsy and Travellers Accommodation Assessment (GTAA). This study will involve a review of existing gypsy and traveller sites and an assessment of the need for additional authorised sites. The study also looks at the need for transit sites and site provision for travelling showpeople. It will form part of the evidence base that will help inform the preparation of the Housing Site Allocations DPD.



In addition, we are conducting a gypsies, travellers and travelling showpeople 'Call for Sites' exercise which will help us identify potential sites. This exercise will run between Monday 28 April 2014 and Tuesday 27 May 2014. If you have a site which you would like to be considered and assessed as part of the call for sites, please let us know by completing a form. The form is available online at www.westberks.gov.uk/gypsiesandtravellers or at Planning Reception in our Market Street Council Offices in Newbury.

Community Infrastructure Levy (CIL) Update:

We have been progressing the adoption of a Community Infrastructure Levy (CIL) for the district. The CIL is a levy that local authorities can charge on most new development in their area to help fund infrastructure required as a result of that development. West Berkshire's **Charging Schedule**, which sets out an authority's CIL rates, was adopted on 4 March 2014, and will be implemented on 1 April 2015. Any planning permission granted after 1 April 2015 will be liable to pay CIL. Further details can be found at: www.westberks.gov.uk/cil

The government intends that CIL will replace the current use of planning obligations to collect developer contributions. So, until 1 April 2015, the **'Delivering Investment from Sustainable Development' Supplementary Planning Document** will remain in force. But after that date, the use of S106 obligations (with the exception of the provision of affordable housing) will be scaled back. With that in mind, the Council will be revising the current SPD before April 2015, and a public consultation process is planned to take place in Summer 2014.

Keeping you informed

If you would like to be kept informed and are not already on our database, please register at <http://consult.westberks.gov.uk/portal>

If we have your contact details wrong, or if you no longer wish to receive updates, please let us know using the contact details below. Alternatively, you can also change your details and preferences on the consultation portal. If you need any assistance with using the system we will be happy to help.

WBC/P&TS/LB/0414

Planning Policy and Transportation Policy, Planning and Countryside,

West Berkshire Council, Market Street, Newbury, RG14 5LD
Tel: 01635 519111 Email: planningpolicy@westberks.gov.uk

If you require this information in an alternative format or translation, please call the Council on Telephone 01635 519111

Appendix E

Background information to support policy on residential parking standards

Residential Parking Policy for New Development

Background Topic Paper

July 2014

1 Introduction

- 1.1 Levels of parking provision and the way in which they are designed are important factors in creating good quality environments where people want to live. This document provides the background to the development of a proposed Residential Parking Policy for new development in West Berkshire.
- 1.2 Car parking standards are considered as well as a number of other factors related to parking and travel activities resulting from new residential development. These are not limited to cars and include cycle and motorcycle parking, electric charging points, parking management plans and general design considerations.
- 1.3 The Council's parking standards require updating following the introduction of the National Planning Policy Framework (NPPF), the deletion of Planning Policy Guidance 13 on Transport and to take account of a range of other publications (including the national Planning Practice Guidance) which reflect best practice.
- 1.4 Another reason for developing a new residential parking policy is to address implementation issues that have arisen due to the current policy.
- 1.5 The following information provides details relating to the current policy, the national framework, factors considered when developing new car parking standards and other issues relevant to the new proposed policy. The overall aim of the proposed policy is for adequate parking to be provided at residential properties, with other measures in place to encourage people to consider sustainable modes of travel for their local and everyday journeys where possible.

2 Current approach to residential parking standards

- 2.1 Currently the policy for residential parking standards is 1.5 spaces per unit average across the District. This is the same for flats and houses and does not change with location or size of dwelling.
- 2.2 The use of this District wide policy can be problematic in terms of consistency and transparency of decision making and it does not provide the level of detail that developers, in particular, seek when designing residential developments.

3 New approach to residential parking standards

- 3.1 In seeking to develop more detailed parking standards for residential development the following elements have been taken into account. This includes consideration of the advice contained within NPPF (para. 39).
 - Accessibility of the development including -
 - Location

- Availability of and opportunities for public transport / car clubs
- Size, type, mix and use of the development
- Local car ownership levels
- Levels of parking provision at existing local developments
- Overall need to reduce the use of high-emission vehicles

3.2 In terms of the **accessibility** of location the following factors have been taken into consideration:

LDF settlement hierarchy (see map Appendix 1a) The settlement hierarchy gives a good indication of the overall accessibility of services and facilities available in these locations.

- Urban Area (Newbury, Thatcham, Eastern Urban Area)
- Rural Service Centre (Hungerford, Lambourn, Pangbourne, Theale, Burghfield Common and Mortimer)
- Service Village (Compton, Chieveley, Hermitage, Cold Ash, Bradfield Southend, Aldermaston, Woolhampton, Kintbury, Great Shefford)

Accessibility modelling (example map Appendix 1b)

- Modelled using Accession software
- ‘Accession’ models the accessibility of an origin (e.g. Household) to a destination (e.g. urban centre) by public transport and walking. The results can be produced as a percentage of households that can reach the destination within a set time (e.g. 30 mins) or as a contour map.

Acceptable Walking Distances (example map Appendix 1c)

- As set out by the Chartered Institute of Highways and Transport (CIHT) in 2000

	Desired	Preferred	Preferred Maximum
Town Centre	200m	400m	800m

3.3 In terms of **local car ownership** levels, the 2011 census data has been used to look at this information at ward level. *Appendix 1d* shows car ownership levels across the District.

3.4 **Neighbouring areas:** Whilst the Council should set standards that are considered appropriate and justified for West Berkshire, where there are adjacent residential areas in other authorities we need to be aware of their standards in case they cause a problem for our residents.

The only area where this is directly relevant is the boundary with Reading Borough Council. They have designated Tilehurst and Southcote (the areas bordering West Berkshire) as ‘Zone 3’ within their standards. This means their standards for this area are:

	Flat		Houses			
	1 – 2 Bed	3+ bed	1 bed	2 bed	3 bed	4+ bed
Zone 3	1.5	2	1	1.5	2	2

- 3.5 The **size and type of dwelling** have an influence on the level of parking provided and how it is provided – allocated or unallocated / shared parking. The need for visitor parking also needs to be considered particularly for developments of flats.
- 3.6 **Levels of parking provision at existing developments** is an important consideration when looking at how well (or otherwise) the current policy is working and how a new policy could be developed.

Parking surveys have been carried out at 18 locations across the District. These have covered rural areas and urban areas (including town centre developments) and a mix of flats and houses.

The aim of the surveys (carried out in the evenings on a weekday and a weekend) was to look at the number of cars parked, whether they were in official parking spaces or not and establish whether developments were providing the right number of parking spaces and in the right way.

A summary of the results is included in Appendix 1e. Some useful findings coming out of the survey have been used to influence the proposed residential parking policy. These relate to design (rear parking courts for example are poorly used), the use of garages for parking and the need for different approaches in different areas.

4 Proposed new parking standards

- 4.1 The proposed new standards for residential parking taking into account the approach set out in section 3 above, are based on a number of zones and take into account the size and type of dwelling.
- 4.2 Settlement boundaries and town centre commercial areas have been taken into account in the development of the proposed four zones as well as the evidence set out above and in Appendices 1a to 1e.
- 4.3 The two tables below set out the zones and the proposed standards. The zones are also included on the maps at Appendices 2a to 2e.

Table 1: Parking Zones

Zone	Description	Area
Zone 1	Newbury Town Centre	
Zone 2	15 min walk to services and amenities or Urban Area	Central Newbury Central Thatcham Eastern Urban Area (Calcot & Tilehurst)
Zone 3	30 min walk to services and amenities or Urban Area or Rural Service Centre	Outer Newbury Outer Thatcham Theale Pangbourne Hungerford Lambourn Burghfield Common Mortimer
Zone 4	Service Village / Other	All areas not mentioned above

Table 2: Proposed parking standards

Bedrooms	Flats*			Houses			
	1	2	3+	1	2	3	4+
Zone 1	0.75	1	2	1	1	2	2
Zone 2	1	1.5	2	1	2	2	2
Zone 3	1	1.5	2	1	2	2	3
Zone 4	1	2	2	1	2	2	3

* In addition to the above spaces, a further visitor space will be required per 5 flats

5 Other important considerations for a residential parking policy

- 5.1 There are a number of other areas that were considered important to be included in the proposed residential parking policy. The following paragraphs outline these areas and the approach the proposed policy takes.
- 5.2 **Design of parking provision:** The layout and design of parking spaces is important and should follow the parking design guidance from the Building for Life Partnership, 2012 (Appendix 3) and principles contained in Manual for Streets in order that good quality homes and neighbourhoods are created.
- 5.3 **Garages and Car Ports:** In many cases garages are not used for the parking of vehicles. They are often used for storage and can, in many cases, under permitted development rights be converted into living spaces without the need for planning permission. This leads to a permanent loss of the parking provision and can result in parking problems in developments where the garages have been included in the parking allocation.

Garages will not usually be counted as a parking space for the parking provision for new development. Garages can still be provided in addition to the number of spaces set out in the policy and the recommended internal

measurements in order for them to be practical and used for the parking of a vehicle is 3m x 6m. Well designed car ports will be accepted as a parking space.

- 5.4 Where there is high demand for on-street parking spaces a number of **Residential Parking Zones** have been implemented across the District. New development in these areas can put additional pressure on the available parking especially where there is an intensification of development (e.g. conversion of a house to multiple units).

Additional consideration in relation to parking will be required for development proposed in these areas. This is so that the ratio of spaces and permits within a Residential Parking Zone (RPZ) are maintained at an acceptable level.

New developments which increase the number of residential units in a RPZ would be required to provide the level of parking as set out in the Residential Parking Policy (in the same way development in any area will be required to meet these standards). The residents of these new developments will not be eligible for a residential parking permit under the Residents' Parking Scheme. They would, however, be entitled to apply for visitor permits. This will be made clear at the time of permission being granted for such residential development through an informative on the Planning Decision Notice.

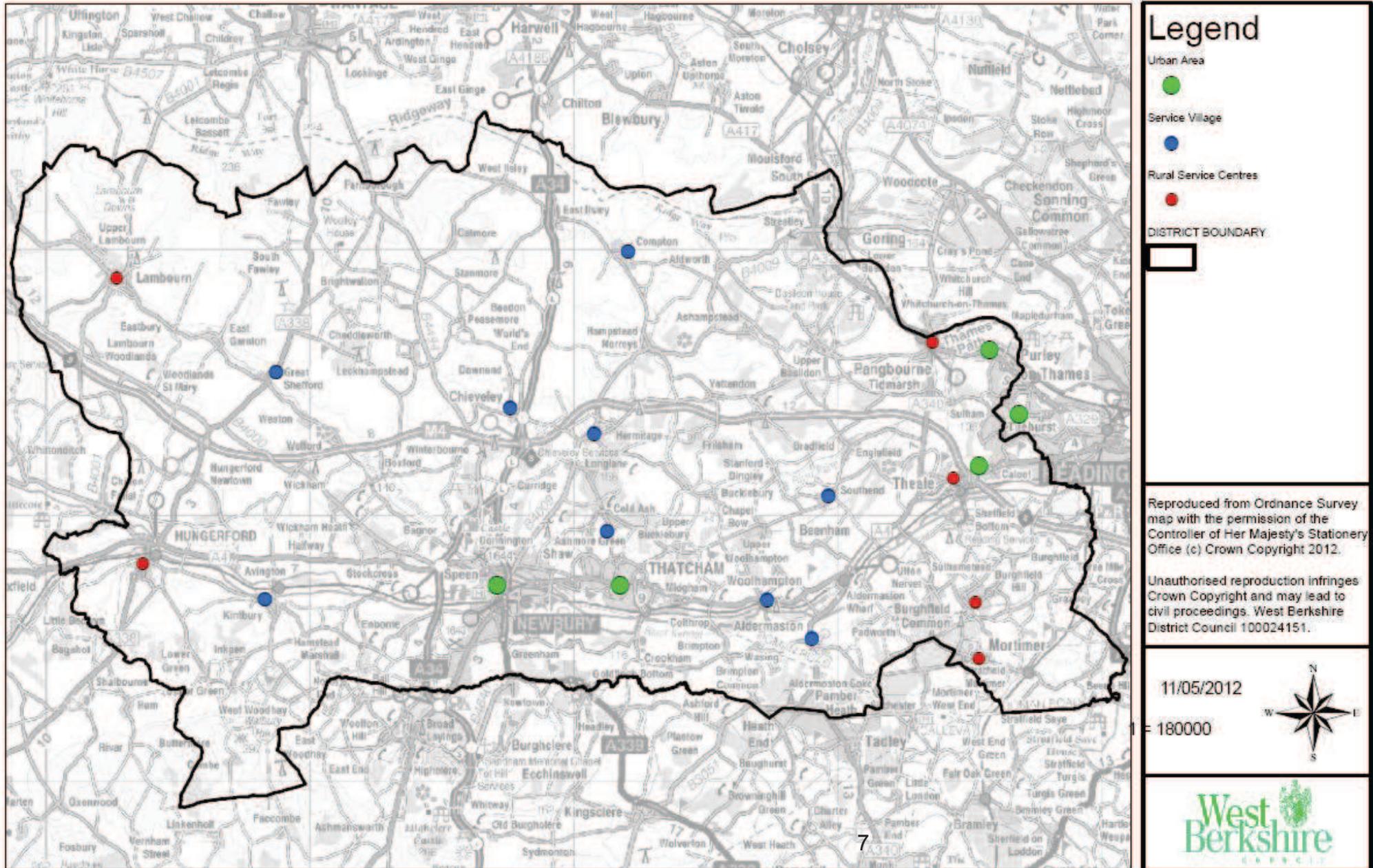
- 5.5 **Electric charging points** should be installed for new residential developments. It is easier to provide the infrastructure during construction than to retrofit it at a later date. These charging points may vary from communal points, more suited to flats or where there are shared parking areas, to individual points incorporated into houses.
- 5.6 **Cycle and Motorcycle Parking Standards** and design guidance should also be included in a policy relating to residential development. Cycle parking is an important way of promoting sustainable travel and needs to be incorporated into all new development. The Cycle Parking Guidance developed in June 2008 has been updated and will be consulted on during the summer of 2014 so that it can be finalised and referred to in the new residential parking policy

Appendix 1a - d

Background Information

Appendix 1a

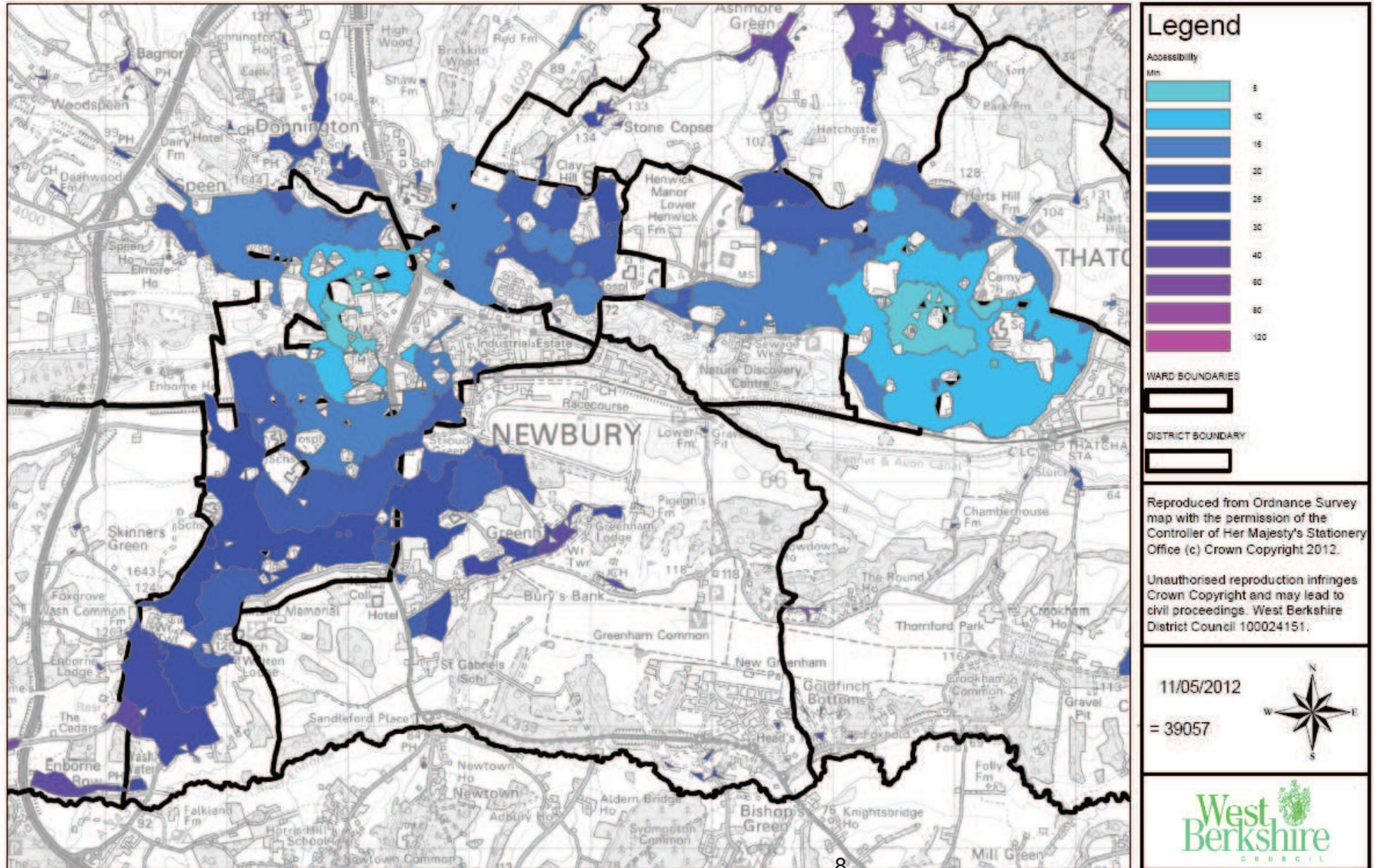
Settlement Hierarchy



Appendix 1b

Access to Urban Areas (Households)

Newbury & Thatcham



Appendix 1c

Acceptable Walking Distances (to Town Centres)

(CIHT, 2000)



Legend

Town Centre (m)

- 200
- 400
- 800

DISTRICT BOUNDARY

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Appendix 1e

Parking Survey Results

Map 1 - Residential Parking Surveys – West Berkshire



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Map 2 - Residential Parking Surveys - Newbury

Old College Road

Crawford Place

Butson Close & Lipscombe Close

Meyrick Drive & Glendale Avenue

Imperial Court & Bartholomew Court

Mandarin Drive

Montague Drive & Laurel Gardens



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Old College Drive, Newbury



Page 1458

Number of dwellings	139
Available Parking Spaces	171
Parked Vehicles	121
Actual Parking Spaces per dwelling	0.9
Available Parking spaces per dwelling*	1.2
Garages (Conversions)	58 (4)



Legend

Cars Parked

- On Road (16)
- On Driveway (38)
- On Footpath (1)
- On Road / Footpath (1)
- In Residential Parking(6)

LGV Parked

- On Road (2)
- On Driveway (6)
- On Footpath (2)
- On Road / Footpath (1)
- In Residential Parking (2)

Other Parked Vehicles

- Caravan on Driveway (1)

Residential Parking Spaces (118)

Properties

- Single Garage (57)
- Double Garages (1)
- Garage Conversions (4)

Driveways

- Properties with Driveways (38)
- Driveways with 1 space (24)
- Driveways with 2 spaces (5)
- Driveways with 3 spaces (3)
- Driveways with 4 spaces (2)
- Driveways with 5+ spaces (2)

traffic technology **West Berkshire**

Kennet Heath, Thatcham



Page 1459



Number of dwellings	79
Available Parking Spaces (ex. Garages)	175
Parked Vehicles	186
Actual Parking Spaces per dwelling	2.3
Available Parking spaces per dwelling*	2.2
Garages (Conversions)	49 (0)

Hermitage Green, Hermitage

Page 11 of 100

Number of dwellings	69
Available Parking Spaces	118
Parked Vehicles	107
Actual Parking Spaces per dwelling	1.6
Available Parking spaces per dwelling*	1.7
Garages (Conversions)	29 (1)



Legend

Cars Parked

- On Road (12)
- On Driveway (75)
- On Footpath (3)
- On Road / Footpath (0)
- In Residential Parking (18)

LGV Parked

- On Road (1)
- On Driveway (0)
- On Footpath (0)
- On Road / Footpath (0)
- In Residential Parking (0)

Other Parked Vehicles

- Caravan on Driveway (0)

Residential Parking Spaces (26)

Properties

- Single Garage (20)
- Double Garages (9)
- Garage Conversions (1)

Driveways

- Properties with Driveways (51)
- Driveways with 1 space (10)

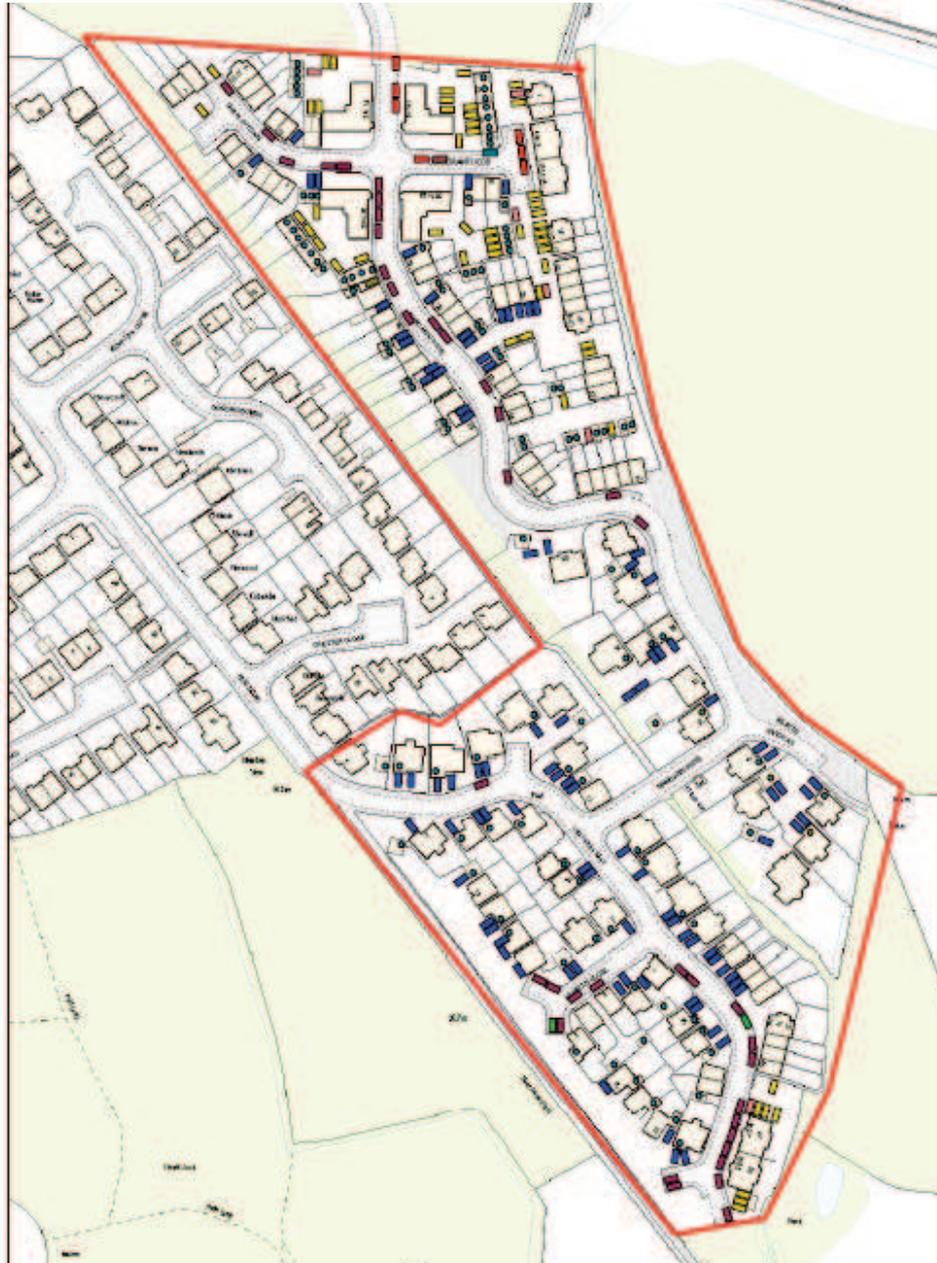


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Mandarin Drive, Greenham

Page 1461

Number of dwellings	180
Available Parking Spaces	206
Parked Vehicles	209
Actual Parking Spaces per dwelling	1.2
Available Parking spaces per dwelling*	1.1
Garages (Conversions)	109 (0)



Legend

Cars Parked

- On Road (2)
- On Driveway (9)
- On Footpath (1)
- On Road / Footpath (3)
- In Residential Parking (3)

HGV Parked

- On Road (0)
- On Driveway (1)
- On Footpath (1)
- On Road / Footpath (2)
- In Residential Parking (0)

Other Parked Vehicles

- Caravan on Driveway (0)
- Motorbikes (1)
- Residential Parking Spaces (8)

Properties

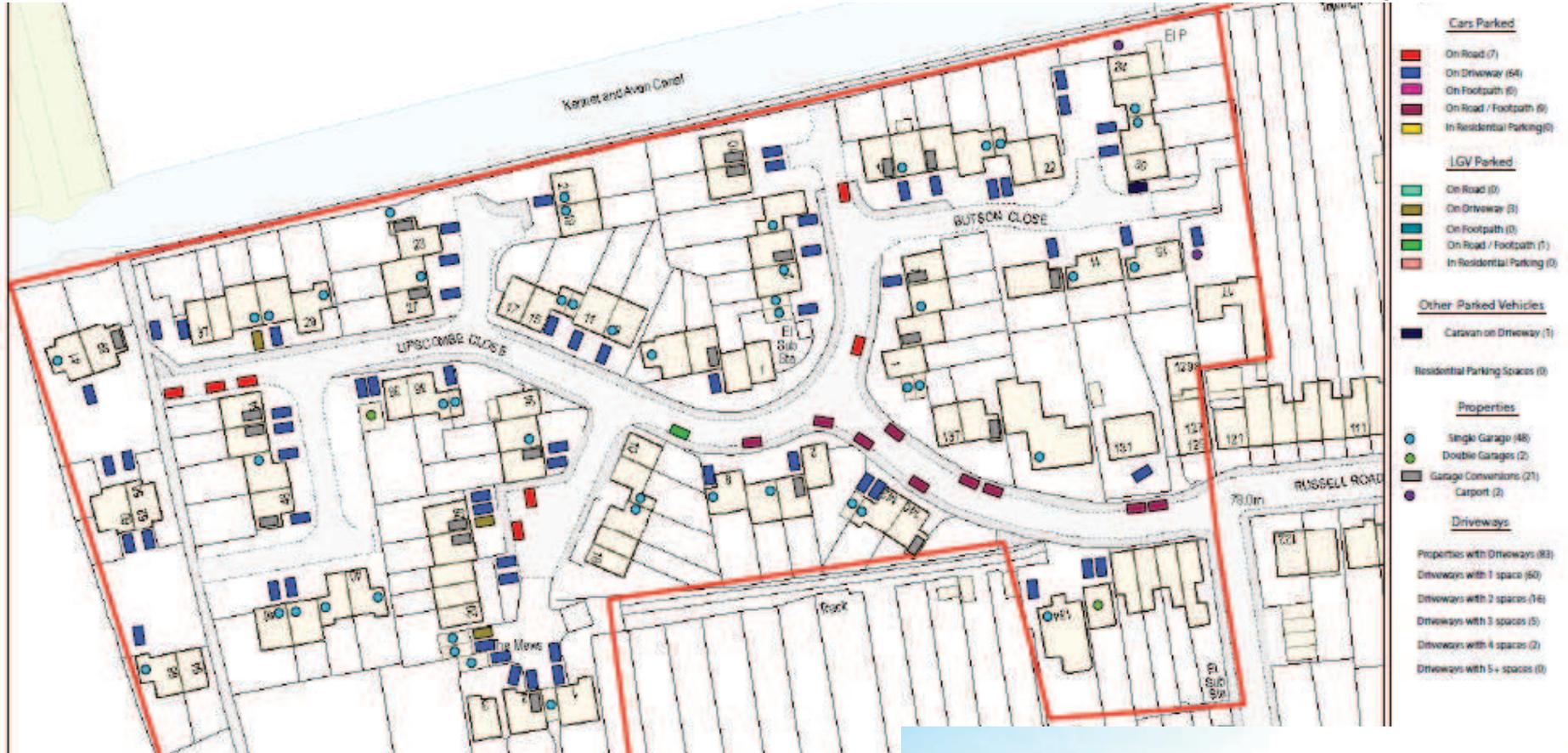
- Single Garage (36)
- Double Garages (2)
- Garage Conversions (0)

Driveways

- Properties with Driveways (7)
- Driveways with 1 space (2)
- Driveways with 2 spaces (4)
- Driveways with 3 spaces (2)
- Driveways with 4 spaces (1)
- Driveways with 5+ spaces (0)

Butson & Lipscomb Close, Newbury

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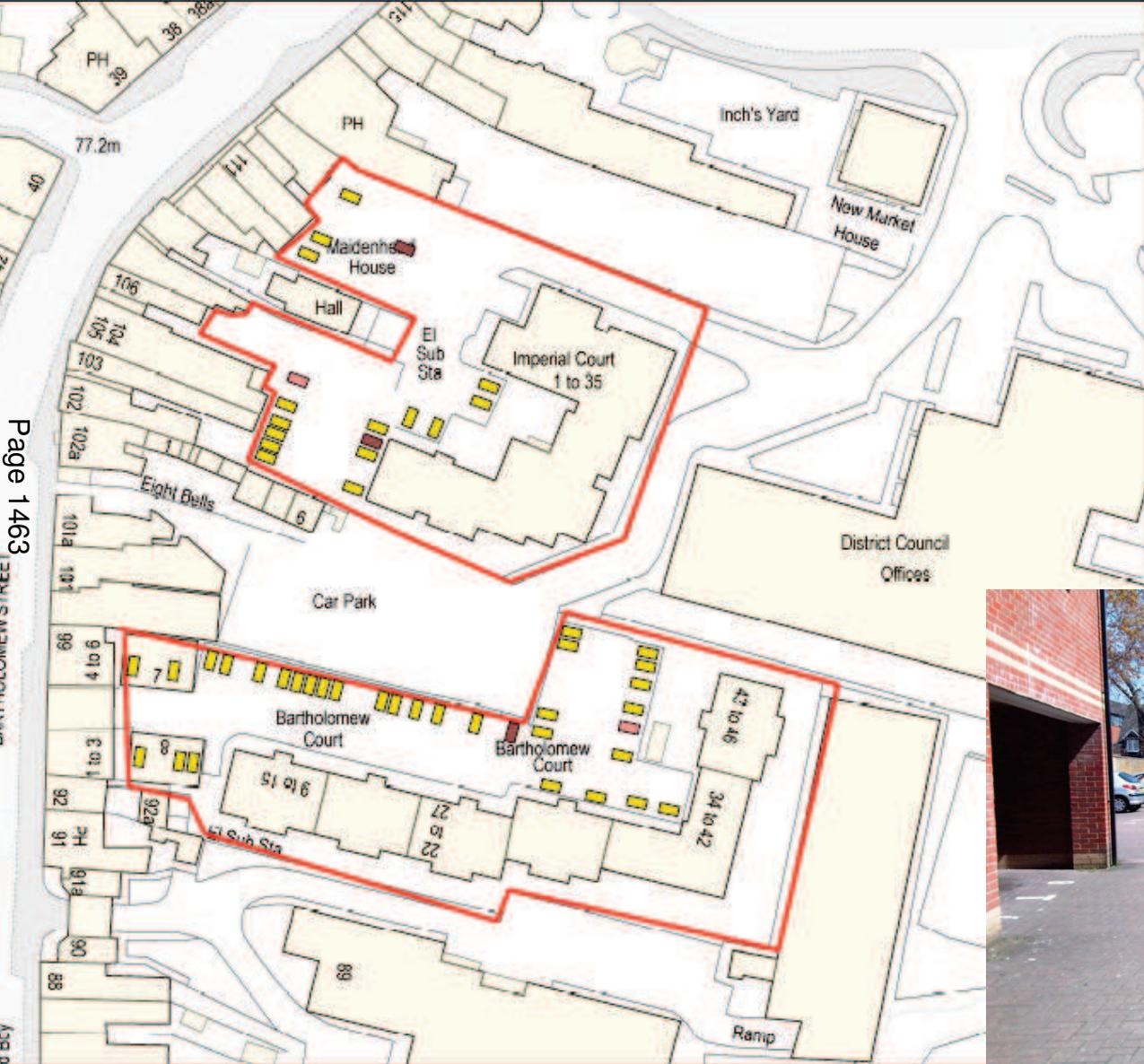


Number of dwellings	79
Available Parking Spaces	106
Parked Vehicles	87
Actual Parking Spaces per dwelling	1.1
Available Parking spaces per dwelling*	1.4
Garages (Conversions)	48 (21)



Imperial and Bartholomew Court, Newbury

Page 1463



Legend

Cars Parked

- On Road (1)
- On Driveway (2)
- On Footpath (2)
- On Road / Footpath (2)
- In Residential Parking (4)

LGV Parked

- On Road (1)
- On Driveway (1)
- On Footpath (1)
- On Road / Footpath (1)
- In Residential Parking (2)

Other Parked Vehicles

- Caravan on Driveway (1)
- Motorbike (1)
- Residential Parking Spaces (8)

Properties

- Single Garage (1)
- Double Garages (1)
- Garage Conversions (1)

Number of dwellings	81
Available Parking Spaces	85
Parked Vehicles	49
Actual Parking Spaces per dwelling*	0.6
Available Parking spaces per dwelling	1.0

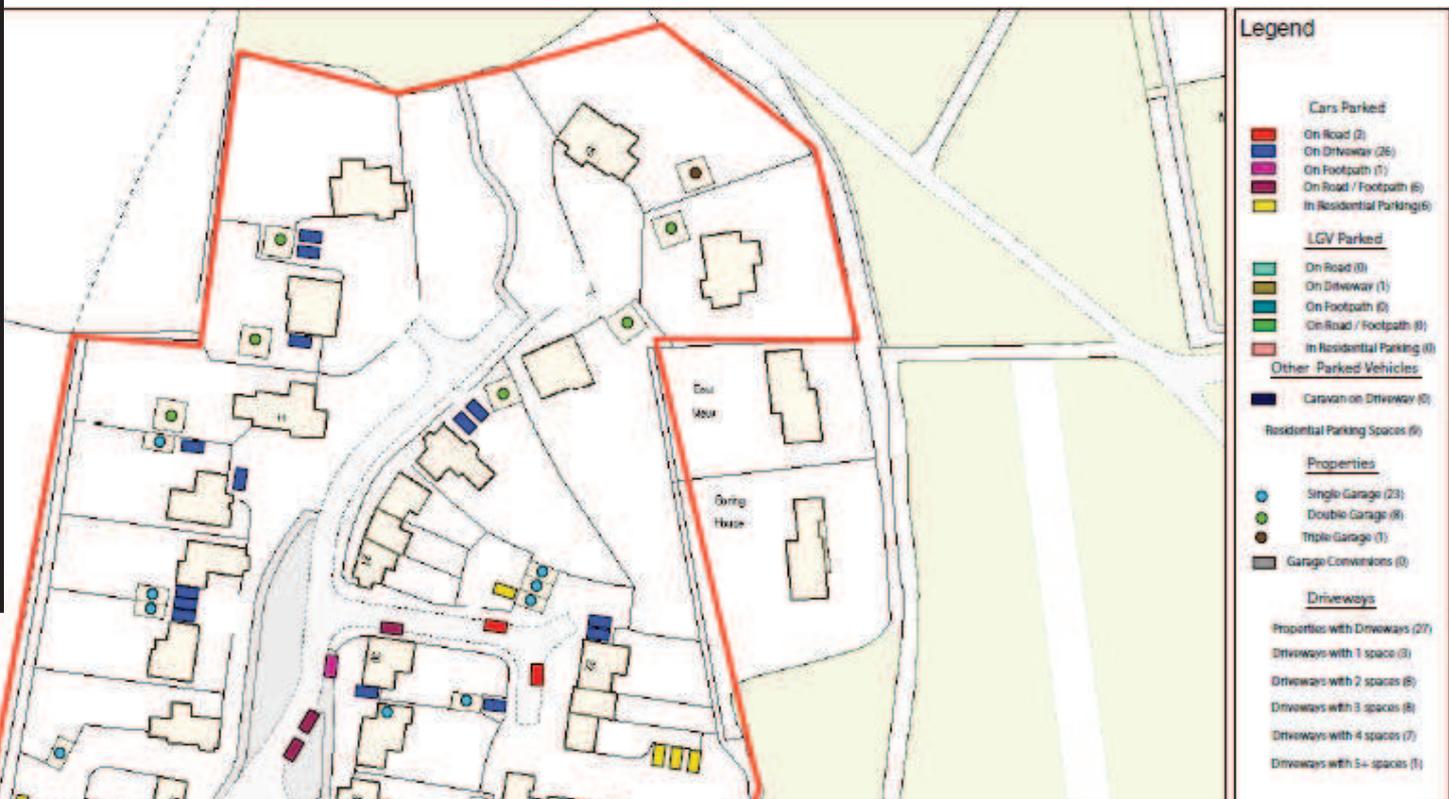


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Mortons Lane, Upper Bucklebury

Number of dwellings	40
Available Parking Spaces	60
Parked Vehicles	45
Actual Parking Spaces per dwelling	1.1
Available Parking spaces per dwelling*	1.5
Garages (Conversions)	32 (0)

Page 1 of 4



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Crawford Place, Newbury

Number of dwellings	228
Available Parking Spaces	301
Parked Vehicles	200
Actual Parking Spaces per dwelling	0.9
Available Parking spaces per dwelling*	1.3
Garages (Conversions)	79 (7)



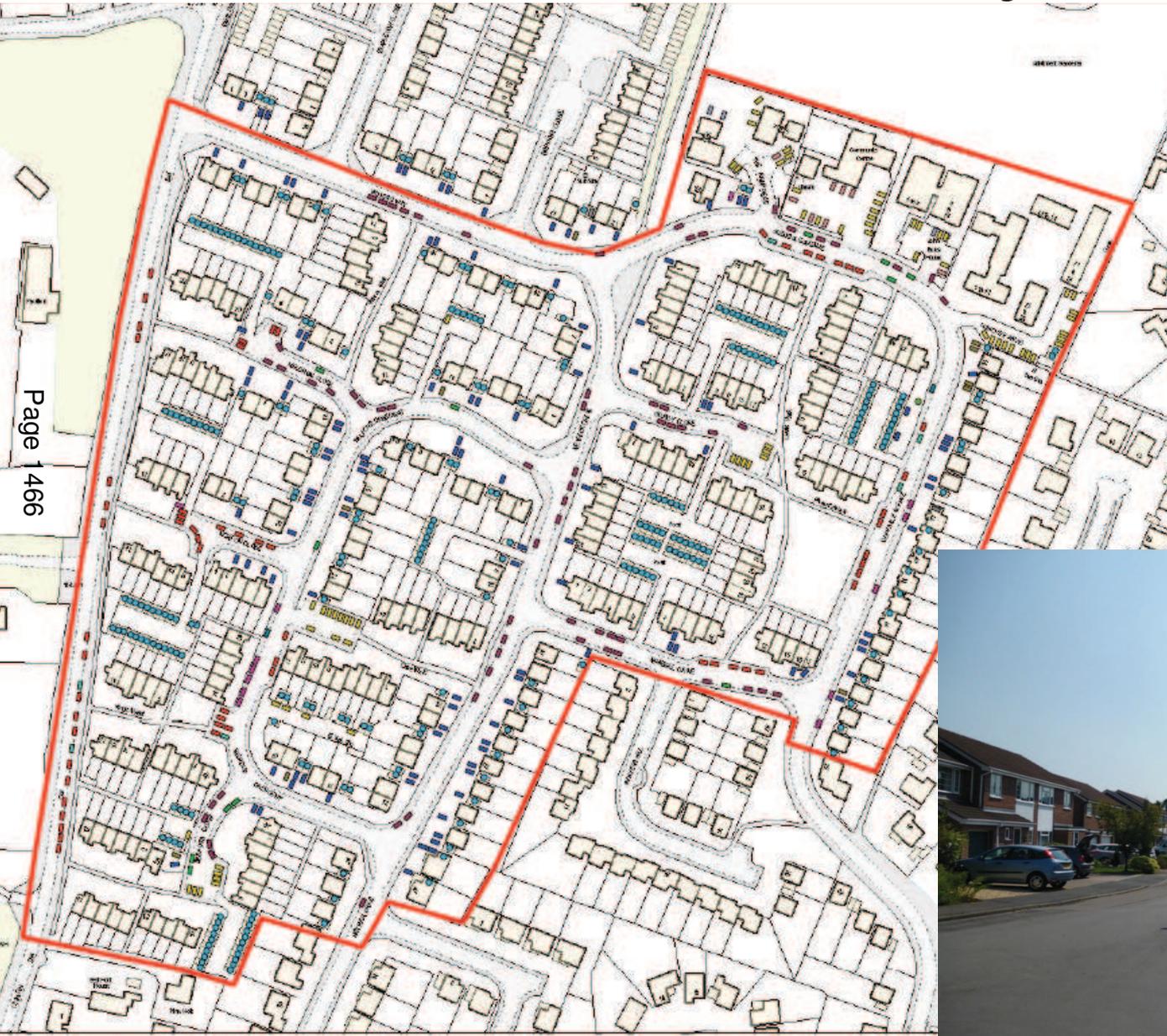
Page 1465



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Wash Common, Newbury

Number of dwellings	326
Available Parking Spaces	331
Parked Vehicles	385
Actual Parking Spaces per dwelling	1.2
Available Parking spaces per dwelling*	1.0
Garages (Conversions)	272 (2)



■ Caravan on Driveway (0)
■ Motorbike on Driveway (3)
 Residential Parking Spaces (103)

Properties

- Single Garage (272)
- Double Garages (1)
- Garage Conversions (2)

Driveways



Montague Drive & Laurel Gardens, Newbury

Number of dwellings	130
Available Parking Spaces	152
Parked Vehicles	181
Actual Parking Spaces per dwelling	1.4
Available Parking spaces per dwelling*	1.2
Garages (Conversions)	90 (0)



Legend

- Cars Parked**
 - On Road (9)
 - On Driveway (63)
 - On Footpath (44)
 - On Road / Footpath (7)
 - In Residential Parking (59)
- LGV Parked**
 - On Road (0)
 - On Driveway (1)
 - On Footpath (2)
 - On Road / Footpath (3)
 - In Residential Parking (3)
- Other Parked Vehicles**
 - Caravan on Driveway (1)
 - Motorbike on Driveway (1)
- Residential Parking Spaces (71)**
- Properties**
 - Single Garage (90)
 - Double Garages (0)
 - Garage Conversions (0)
- Driveways**
 - Properties with Driveways (60)
 - Driveways with 1 space (39)
 - Driveways with 2 spaces (20)
 - Driveways with 3 spaces (1)
 - Driveways with 4 spaces (0)
 - Driveways with 5+ spaces (0)

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Woodfield Way, Theale



Number of dwellings	215
Available Parking Spaces	335
Parked Vehicles	269
Actual Parking Spaces per dwelling	1.2
Available Parking Spaces per dwelling*	1.6
Garages (Conversions)	138 (8)



■ Motorbike on Driveway (11)
■ Residential Parking Spaces (11)

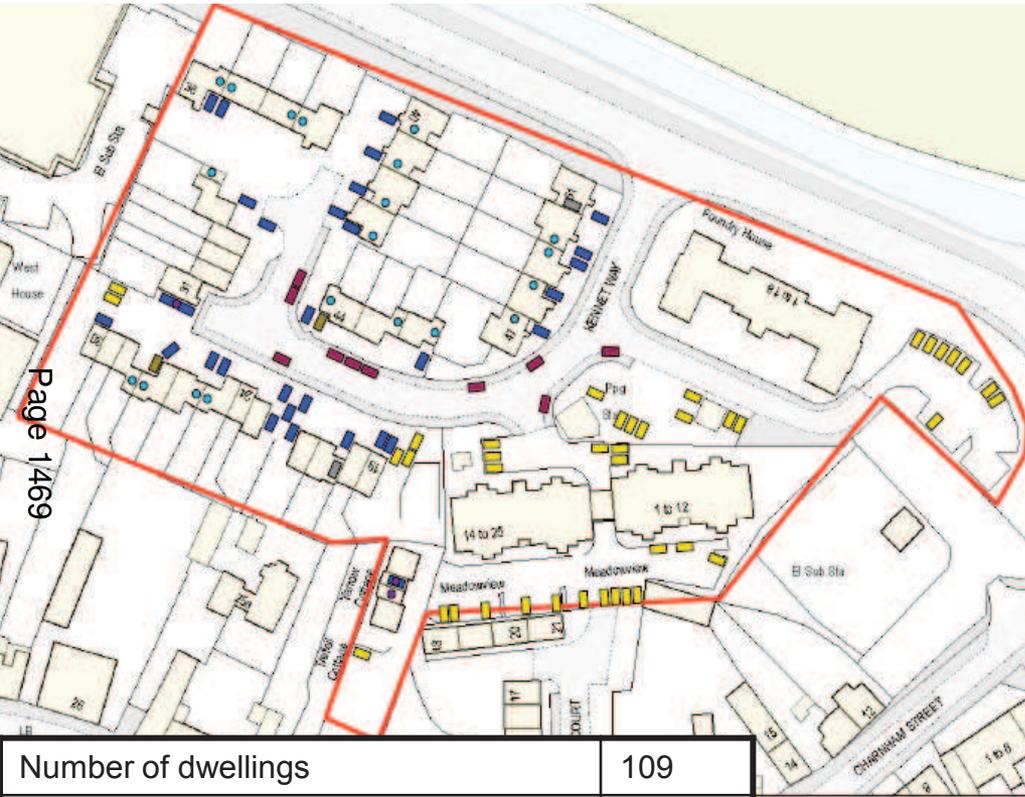
Properties

- Single Garage (130)
- Double Garages (8)
- Garage Conversions (8)

Driveways

- Properties with Driveways (138)
- Driveways with 1 space (51)
- Driveways with 2 spaces (77)
- Driveways with 3 spaces (7)
- Driveways with 4 spaces (2)
- Driveways with 5+ spaces (1)

Kennet Way & Cottrell Close, Hungerford



Number of dwellings	109
Available Parking Spaces	158
Parked Vehicles	126
Actual Parking Spaces per dwelling	1.2
Available Parking spaces per dwelling*	1.8
Garages (Conversions)	36 (4)
Car Ports	3

Hop Gardens, Kintbury

Page 14/17



Number of dwellings	36
Available Parking Spaces	50
Parked Vehicles	50
Actual Parking Spaces per dwelling	1.2
Available Parking spaces per dwelling*	1.5
Garages (Conversions)	36 (4)
Car Ports	0



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Rockfel Road, Lambourn



- Parked**
- Car (5)**
- On Driveway (42)
- On Footpath (1)
- On Road / Footpath (10)
- In Residential Parking (20)
- LGV Parked**
- On Road (5)
- On Driveway (8)
- On Footpath (0)
- On Road / Footpath (1)
- In Residential Parking (0)
- Other Parked Vehicles**
- Caravan on Driveway (1)
- Residential Parking Spaces (30)**
- Properties**
- Single Garage (52)
- Double Garages (4)
- Garage Conversions (1)
- Carport (0)
- Driveways**
- Properties with Driveways (49)
- Driveways with 1 space (30)
- Driveways with 2 spaces (14)
- Driveways with 3 spaces (4)
- Driveways with 4 spaces (0)
- Driveways with 5+ spaces (1)

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Number of dwellings	86
Available Parking Spaces	98
Parked Vehicles	93
Actual Parking Spaces per dwelling	1.1
Available Parking spaces per dwelling*	1.1
Garages (Conversions)	58 (1)

Clarendon Rise, Tilehurst / Purley-on-Thames)

Number of dwellings	165
Available Parking Spaces	188
Parked Vehicles	206
Actual Parking Spaces per dwelling	1.2
Available Parking spaces per dwelling*	1.1
Garages (Conversions)	58 (0)
Car Ports	1



Fallows Road, Aldermaston



Page 1473

Number of dwellings	118
Available Parking Spaces	158
Parked Vehicles	134
Actual Parking Spaces per dwelling	1.1
Available Parking spaces per dwelling*	1.3
Garages (Conversions)	31 (0)
Car Ports	15

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Strawberry Fields, Mortimer

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Cars Parked

- On Road (4)
- On Driveway (89)
- On Footpath (1)
- On Road / Footpath (39)
- In Residential Parking (24)

LGV Parked

- On Road (0)
- On Driveway (1)
- On Footpath (0)
- On Road / Footpath (2)
- In Residential Parking (2)

Other Parked Vehicles

- Caravan on Driveway (0)

Residential Parking Spaces (43)

Properties

- Single Garage (46)
- Double Garages (15)
- Garage Conversions (0)
- Carport (23)

Driveways

- Properties with Driveways (87)
- Driveways with 1 space (51)
- Driveways with 2 spaces (31)

Number of dwellings	124
Available Parking Spaces	189
Parked Vehicles	152
Actual Parking Spaces per dwelling	1.2
Available Parking spaces per dwelling*	1.5
Garages (Conversions)	63 (0)
Car Ports	23



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Lowbury Gardens, Compton

Number of dwellings	32
Available Parking Spaces	45
Parked Vehicles	40
Actual Parking Spaces per dwelling	1.2
Available Parking spaces per dwelling*	1.4
Garages (Conversions)	16 (0)



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Residential Parking Survey Results Summary

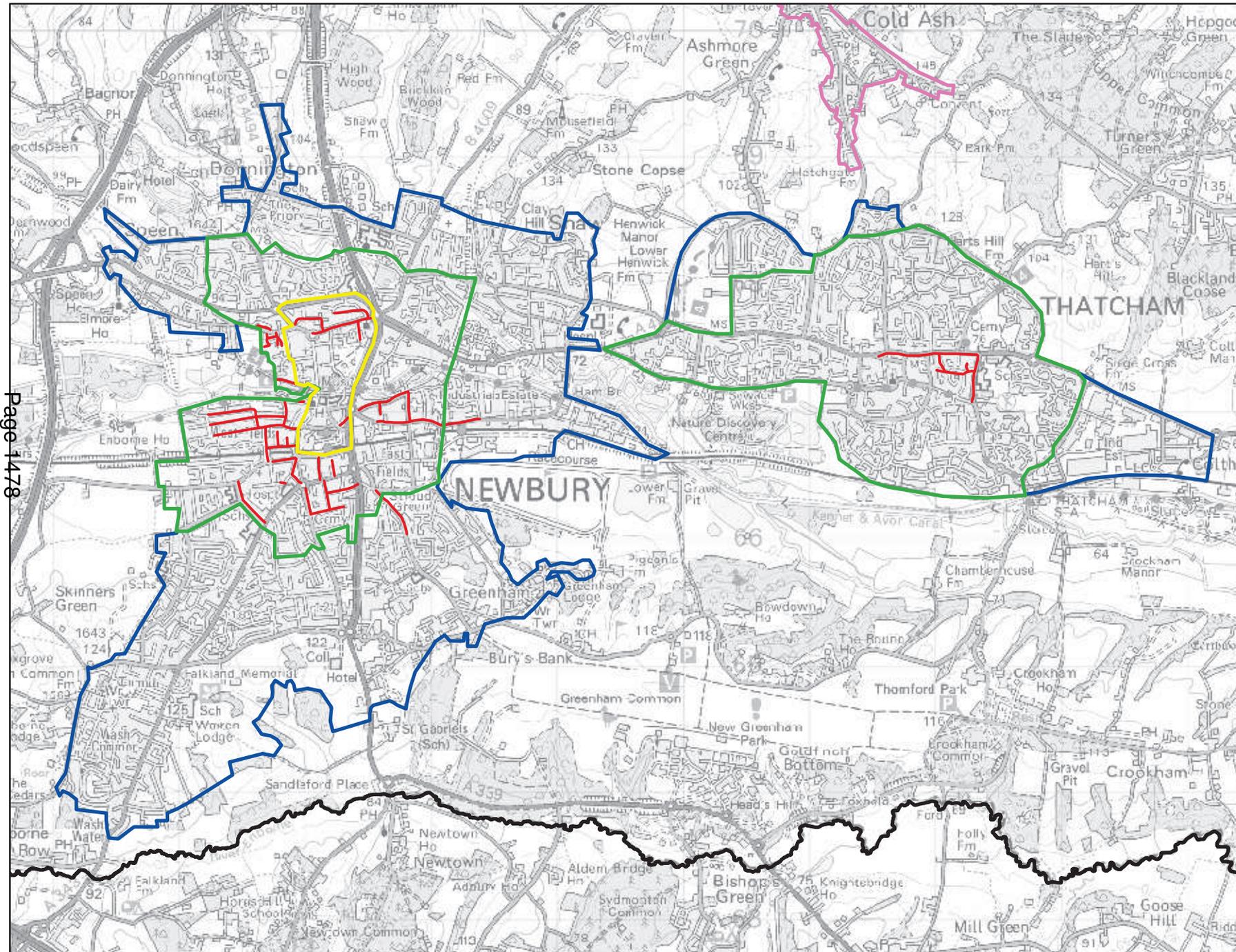
Site	Area	Number of Dwellings	Number of Parking Spaces Available	Number of parked Cars	Actual Parking level per dwelling	Available Parking Spaces per dwelling*
Old College Road	Newbury	139	171	121	0.9	1.2
Butson & Lipscombe Close	Newbury	79	106	87	1.1	1.4
Imperial & Bartholomew Court	Newbury	81	85	49	0.6	1.0
Crawford Place	Newbury	228	301	200	0.9	1.3
Wash Common	Newbury	326	331	385	1.2	1.0
Montague Drive & Laurel Gardens	Greenham	130	152	181	1.4	1.2
Mandarin Drive	Greenham	180	206	209	1.2	1.1
Kennet Heath	Thatcham	79	175	186	2.3	2.2
Clarendon Rise	Tilehurst	165	188	206	1.2	1.1
Woodfield Way	Theale	215	335	269	1.2	1.6
Kennet Way & Cottrell Close	Hungerford	109	161	126	1.2	1.5
Rockfel Road	Lambourn	86	98	93	1.1	1.1
Strawberry Fields	Mortimer	124	189	152	1.2	1.5
Hermitage Green	Hermitage	69	118	107	1.6	1.7
Lowbury Gardens	Compton	32	45	40	1.2	1.4
Hop Gardens	Kintbury	36	50	50	1.4	1.4
Fallows Road	Aldermaston Wharf	118	158	134	1.1	1.3
Mortons Lane	U. Bucklebury	40	60	45	1.1	1.5

* excluding garages

Appendix 2
Residential Parking Policy Zones

Appendix 2a - Proposed Residential Parking Standards (Zones)

Newbury and Thatcham



Legend

- Parking Zone 1
- Parking Zone 2
- Parking Zone 3
- Parking Zone 4
- Residential Parking Restrictions
- DISTRICT BOUNDARY

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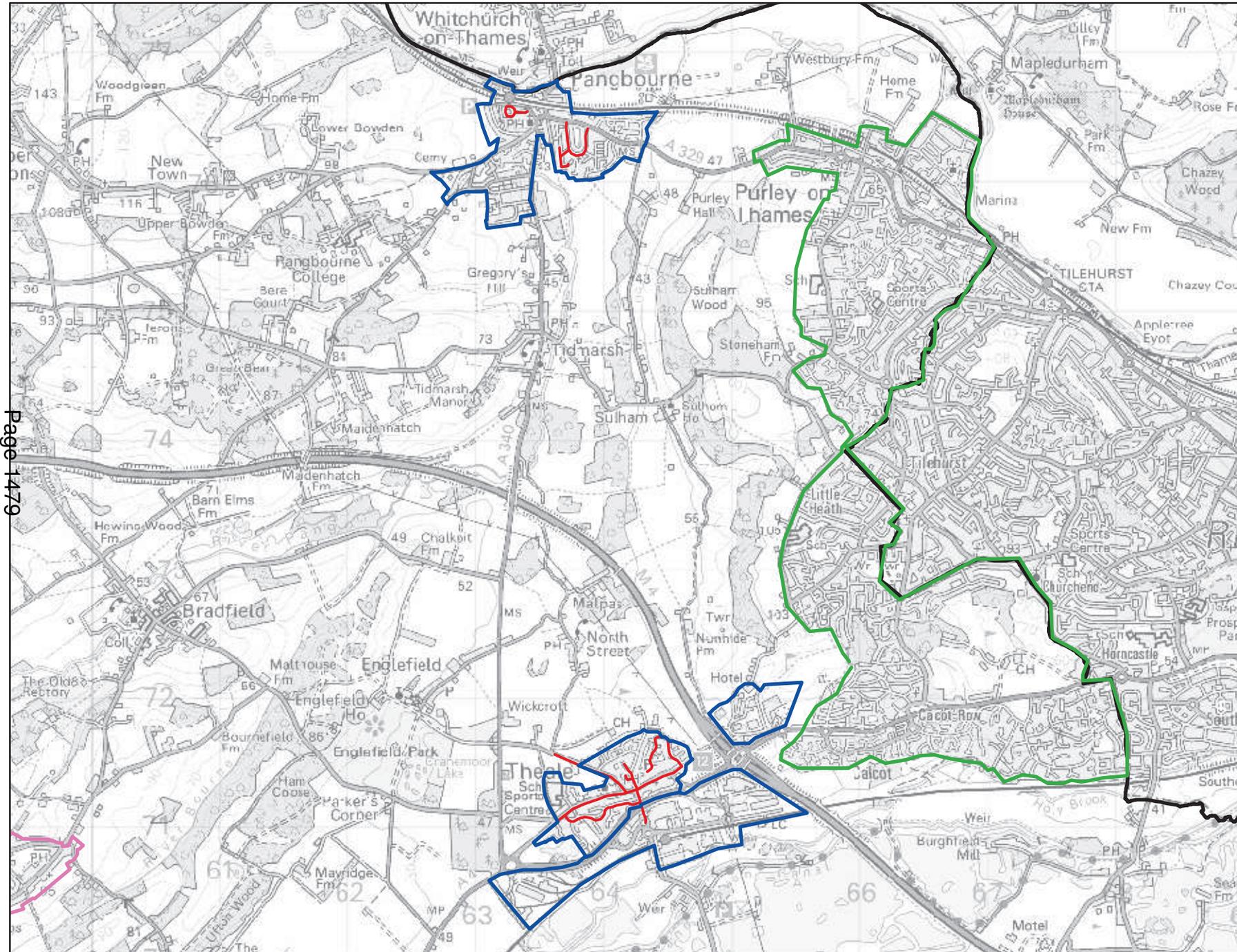
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Appendix 2b - Proposed Residential Parking Standards (Zones)

Eastern Area



Legend

- Parking Zone 1 —
- Parking Zone 2 —
- Parking Zone 3 —
- Parking Zone 4 —
- Residential Parking Restrictions —
- DISTRICT BOUNDARY

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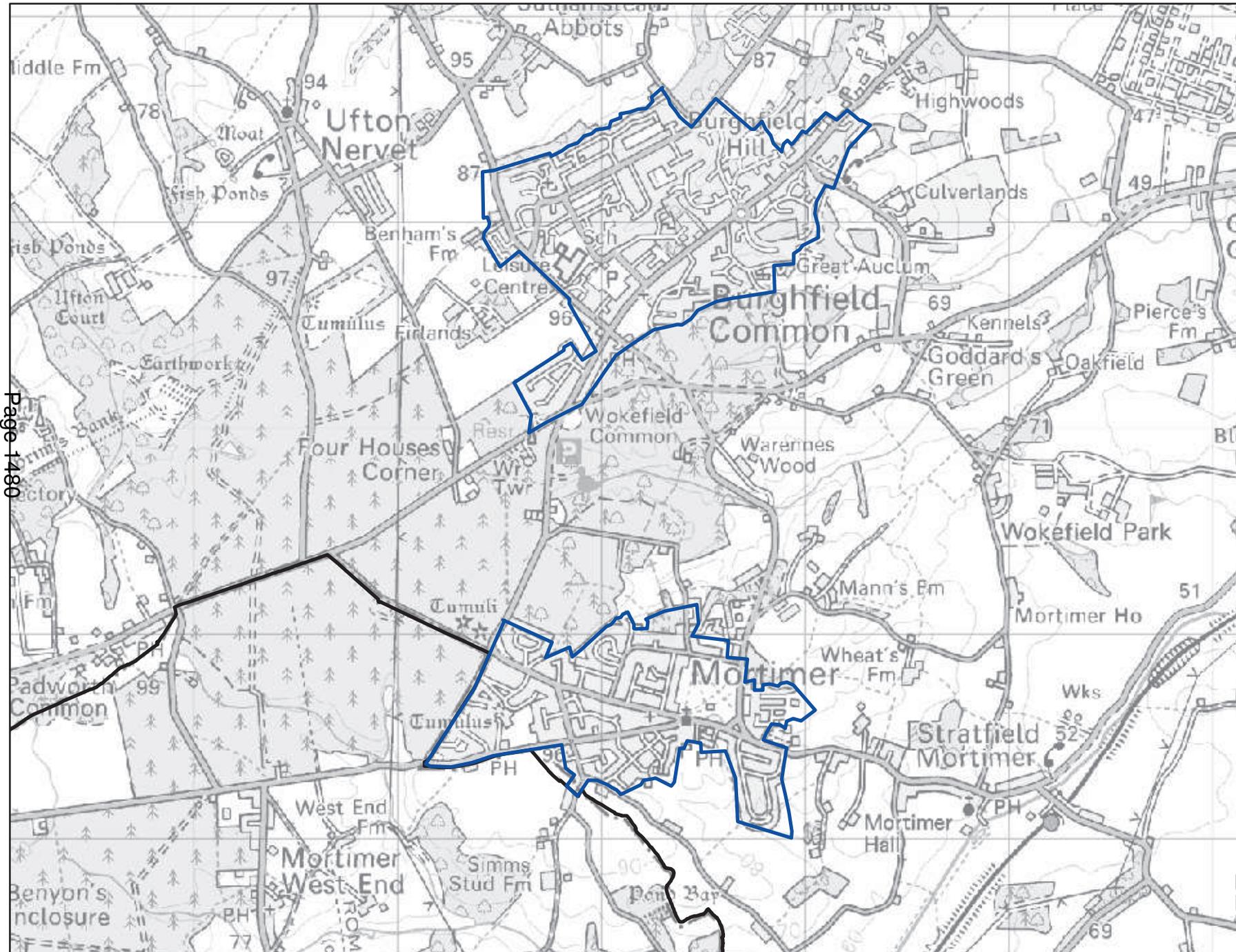
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Appendix 2c - Proposed Residential Parking Standards (Zones)

Burghfield Common and Mortimer



Legend

- Parking Zone 1
- Parking Zone 2
- Parking Zone 3
- Parking Zone 4
- Residential Parking Restrictions
- DISTRICT BOUNDARY

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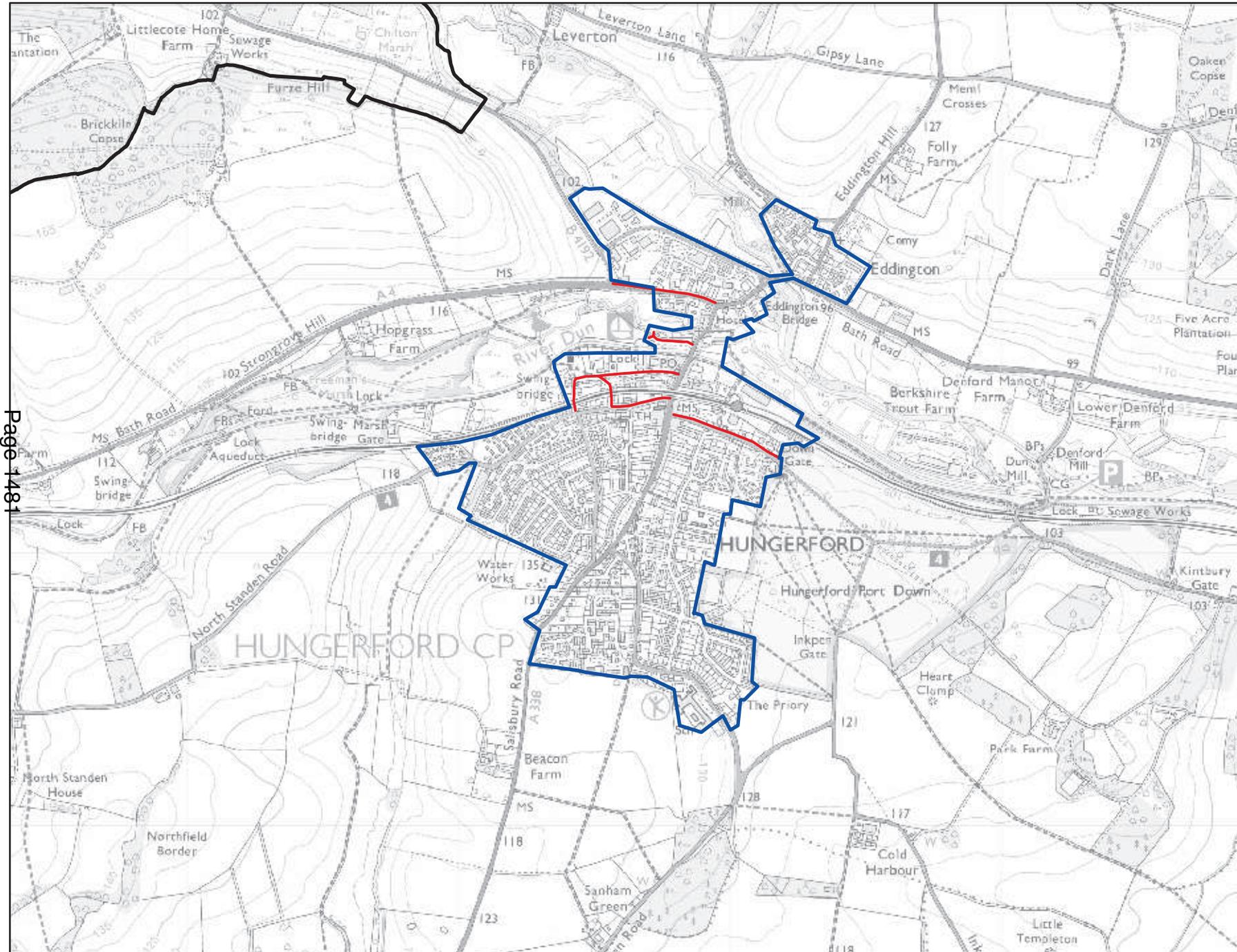
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Appendix 2d - Proposed Residential Parking Standards (Zones)

Hungerford



Legend

- Parking Zone 1
- Parking Zone 2
- Parking Zone 3
- Parking Zone 4
- Residential Parking Restrictions
- DISTRICT BOUNDARY

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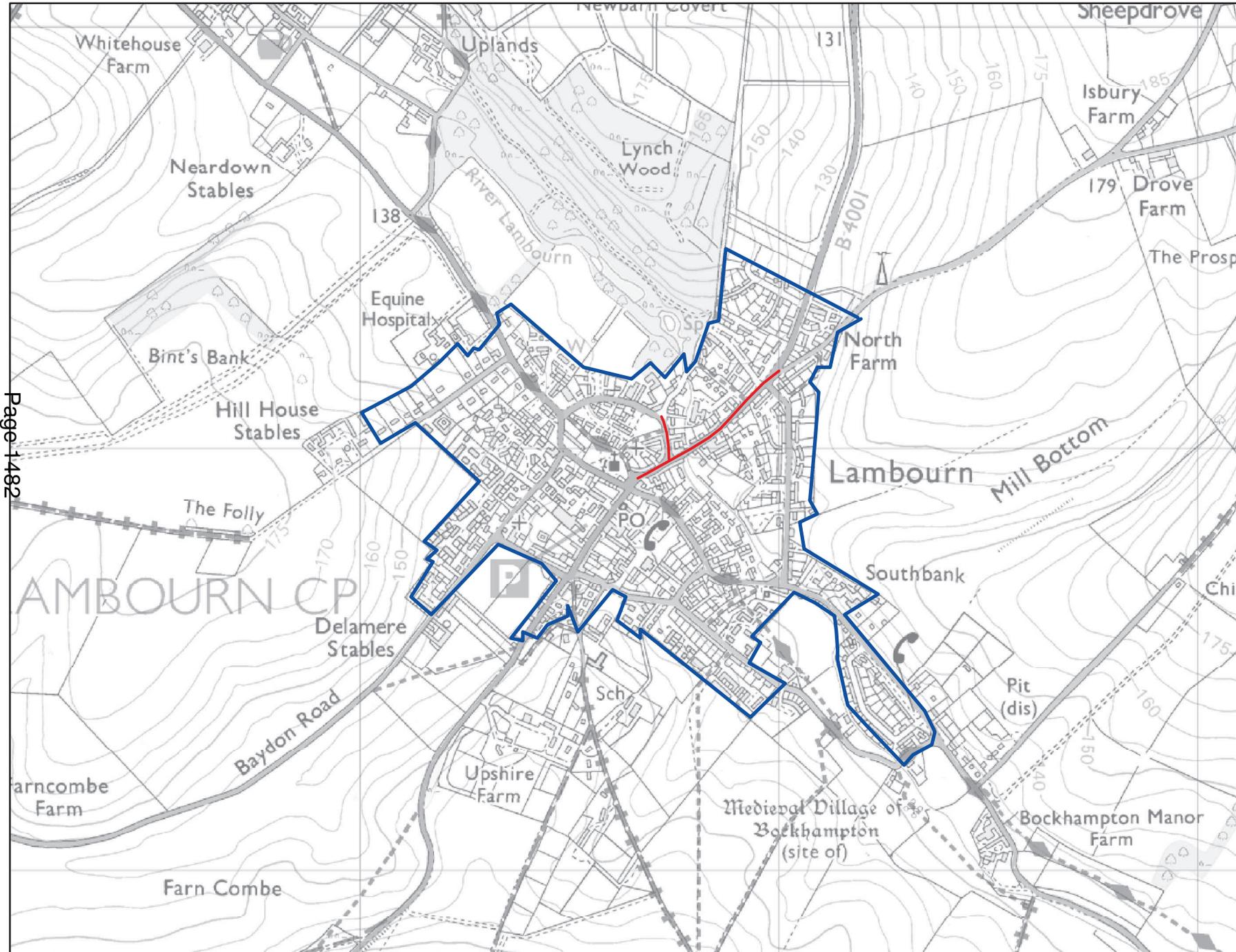
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Page 1481

Appendix 2e - Proposed Residential Parking Standards (Zones)

Lambourn



Legend

- Parking Zone 1 —
- Parking Zone 2 —
- Parking Zone 3 —
- Parking Zone 4 —
- Residential Parking Restrictions —
- DISTRICT BOUNDARY

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Appendix 3
Parking design guidance from Building
for Life Partnership (2012)

Appendix 3

Parking design guidance from Building for Life Partnership (2012) ¹

Recommended Approach to parking

Anticipating car parking demand taking into account the location, availability and frequency of public transport together with local car ownership trends. The provision of spaces for visitors are also an important consideration.

Designing streets to accommodate on street parking but allowing for plenty of trees and planting to balance the visual impact of parked cars and reinforce the spatial enclosure of the street. On street parking has the potential to be both space efficient and can also help to create a vibrant street, where neighbours have more opportunity to see and meet other people.

Designing out opportunities for anti-social parking. Very regular and formal parking treatments have the potential to reduce anti-social parking. People are less prone to parking in places where they should not park and where street design clearly defines other uses, such as pavements or landscape features.

Making sure people can see their car from their home or can park somewhere they know it will be safe. Where possible rear parking courts should be avoided, where they are used they should be kept small, so that residents know who else should be using it. At least one property should be located at the entrance and within the parking courtyard to provide a sense of ownership and security. Multiple access points should be avoided. Boundary walls, surface treatments, soft landscaping and lighting are important ways to avoid creating an air of neglect and isolation, budget should be set aside for this. Proposals should be discussed with the local Police Architectural Liaison Officer to determine whether local crime trends justify securing the courtyard with electric gates.

A range of parking solutions appropriate to the context and the types of housing proposed should be used. Where parking is positioned to the front of the property, ensure that at least an equal amount of the frontage is allocated to an enclosed, landscaped front garden as it is for parking to reduce vehicle domination. Where rows of narrow terraces are proposed, consider positioning parking within the street scene, for example a central reservation of herringbone parking. For higher density schemes, underground parking with a landscaped deck above can work well.

To avoid a car dominated environment, parking should be broken up with trees or other landscaping every four bays or so but ensure that the landscaping still allows space for people to get into and out of their cars, without having to step onto landscaped areas

Parking designs to be avoided

A single parking treatment should not be used. A combination of car parking treatments nearly always creates more capacity, visual interest and a more successful place.

Large rear parking courts should be avoided as they provide opportunities for thieves, vandals and those who should not be parking there.

Parking that is not over looked should also be avoided

¹ BfL 12 found at: http://www.hbf.co.uk/fileadmin/documents/briefings/BfL_A4_booklet_singlepages_.pdf

Appendix F

Technical information to support changes to policy CS3 of the Core Strategy (Sandleford Park)

Sandleford Development

Education Background Evidence

Early Years Provision

General

In total (2000 homes), using our latest research into the impact of new housing, we would expect 170.6 Early Years children to be generated by the development. This figure includes all three year olds and 40% of the 2-year olds generated by the affordable housing element (which accounts for 40% of the development, or 800 dwellings) of the development site in line with our Government targets (to provide facilities for 40% of the most deprived 2 year olds).

In order to meet this impact we would need to see three Early Years facilities located on the development site. Each would need to provide 52 part time places to meet this impact. There is insufficient capacity in the local area to allow growth of existing facilities therefore the impact would have to be met fully on site. There will therefore need to be an Early Years provision on site at the commencement of the development.

The three facilities will consist of nursery provision at each of the planned primary schools and a stand alone pre-school provision. The provision of nursery and pre-school facilities to meet the impact from the proposed development will need to be provided for in the S106 agreement.

Site Requirements

The nursery provision and stand alone pre-school will need a site area based on current national and local guidance, Early Years Framework, DfE Baseline Designs and DfE Building Bulletin 99. The site requirement for each early years facility will be 670sqm. This figure is based on a site that has boundaries of a regular shape, otherwise a larger site will need to be provided. Services and an unobstructed access road for construction purposes are to be available to the site boundary for the building start date.

NB: The site area for the nursery provision has been included within the overall site area for the Primary schools.

Accommodation Requirements

The procurement strategy for the early years provision has yet to be determined. However, the development will be required to provide for suitable and sufficient Early Years accommodation and external areas that meet a performance specification established by WBC.

The nursery and pre-school provision would need to have a main room with space for a variety of activities as set out in the Foundation Stage curriculum. In addition the following will need to be provided (but is not exhaustive) toilets with nappy changing facilities and accessible provision, a kitchen area to enable the preparation of meals/snacks, a separate meeting space, a group/staff area separate from the children and a garden area with access from the main room, to enable independent use. There will need to be controlled access to the facilities

and the garden area will need to be suitably secured. Accommodation provision will be required to meet local standards, such as but not limited to, accommodation, planning and construction standards. Accommodation shall also meet or exceed the standards laid out in the latest DfE guidance, Early Years Statutory Framework and Building Bulletins.

Land Requirements

The land quality specification has yet to be fully established, but for the purposes of the SPD the land made available for the provision of an Early Years facility should be suitable and sufficient for that purpose, such as but not limited to, meeting DfE and Sport England requirements, being flat and level, being free of contamination and be central to the site. Proposed sites will have been surveyed in line with current British Standards (BS5930 and any updates), as per recommendations from the DfE.

The developer/land owner shall be responsible for removing any encumbrances such as buildings, soil stockpiles and overhead lines prior to the building start on site date. Sites should be free from, such as but not limited to building constraints such as pipelines, brooks, pylons, sewers, trees with preservation orders, landfill sites, restrictive covenants or rights of way. The land should also not be liable to flooding or adversely affected by noise (e.g. traffic noise).

Location Requirements

Ideally a pre-school will be located in close proximity to the housing it serves, with good, safe walking routes and good access to public transport. The location of a pre-school in a community building or a nursery class in a primary school will be defined by the buildings in which they are located and the need for facilities as described above. Ideally the pre-school will be available for use by the community in the evenings, weekends and holiday periods.

Children's Centre Provision

The Council has a statutory duty to ensure sufficient Children's Centre provision for children aged 4 and under. The Children's Centre works with the children and their families, as described in the Childcare Act 2006 and the Apprenticeships, Skills, Children and Learning Act 2009.

In the case of Sandleford we would expect 660 children aged 4 and under to be generated. The existing provision supports far more families than the guideline of 800 children suggested in the Childcare Act. These existing centres do not therefore have the capacity to accommodate the children from the development.

We therefore require a satellite Children's Centre to cater for these families. This will not be a full Children's Centre and will be linked to one of the other Newbury centres.

There will need to be a Children's Centre on site at the commencement of the development as there is not sufficient provision elsewhere for the families.

The provision of Children's Centre facilities to meet the impact from the proposed development will need to be provided for in the S106 agreement.

Site Requirements

The satellite centre will need a site area based on the design of Burghfield Children's centre (most recently completed and purpose built) and reduced to reflect that this will not be a full centre. The site requirement for the Children's Centre will be 520sqm. This figure is based on a site that has boundaries of a regular shape, otherwise a larger site will need to be provided. Services and an unobstructed access road for construction purposes are to be available to the site boundary for the building start date.

Accommodation Requirements

The procurement strategy for the Children's Centre provision has yet to be determined. However, the development will be required to provide for suitable and sufficient Children's Centre accommodation and external areas that meet a performance specification established by WBC. The following will need to be provided (but is not exhaustive); a main room for family and group activities, toilets with nappy changing facilities and accessible provision, a kitchen area to enable the preparation of meals/snacks and a garden area with access from the main room, to enable independent use. There will need to be controlled access to the centre and the garden area will need to be suitably secured. The usual staff spaces and meeting room have been removed to reflect that this centre will not have a permanent staff. Accommodation provision will be required to meet local standards, such as but not limited to, accommodation, planning and construction standards. Accommodation shall also meet or exceed the standards laid out in the latest DfE guidance, Early Years Statutory Framework and Building Bulletins.

Land Requirements

The land quality specification has yet to be fully established, but for the purposes of the SPD the land made available for the provision of a Children's Centre should be suitable and sufficient for that purpose, such as but not limited to, meeting statutory and Sport England requirements, being flat and level, being free of contamination and be central to the site. Proposed sites will have been surveyed in line with current British Standards (BS5930 and any updates), as per recommendations from the DfE.

The developer/land owner shall be responsible for removing any encumbrances such as buildings, soil stockpiles and overhead lines prior to the building start on site date. Sites should be free from, such as but not limited to building constraints such as pipelines, brooks, pylons, sewers, trees with preservation orders, landfill sites, restrictive covenants or rights of way. The land should also not be liable to flooding or adversely affected by noise (e.g. traffic noise).

Location Requirements

Ideally the Children's Centre will be located near or incorporated into the community facilities. This will allow the Children's Centre to be used out of hours by the community as desired. If the community facilities are to be provided in the southern part of the site it may make sense to provide the centre in the north of the site, perhaps attached to the school that serves this area. This would spread out the facilities for the community and provide a community space in both parts of the

site. The Children's Centre will ideally be seen as a community space and be available for evening, weekend and holiday lettings.

Primary Provision

General

In total, using our latest research into the impact of new housing, we would expect 887 primary age children to be generated by the development (2000 dwellings). In order to meet this impact we would need to see two 2-form entry primary schools located on the development site to meet this impact.

There is insufficient capacity in the local area to allow growth of existing school facilities therefore the impact would have to be met fully on site, from occupation of the first dwelling.

The provision of primary provision to meet the impact from the proposed development will need to be provided for in the S106 agreement.

There must be a mechanism within any S106 agreement to enable the exact location, quantity and size of the primary schools, including the shape of the site, to be subject to agreement from WBC prior to implementation of any reserved matters planning applications, providing that sufficiently detailed information has been received by WBC regarding the layout of the development site, which shall include all the types and numbers of dwellings across the development site as a whole. This is to ensure that there will be sufficient primary provision to meet the impact from the development and to avoid the potential of under or over provision. This mechanism is essential to protect existing school provision within the area, both inside and outside of the West Berkshire administrative boundaries.

Site Requirements

Each 2-form entry school plus nursery should have a total site area based on the recommended area from Building Bulletin 99, Baseline Designs and the Early Years Framework. The total site area required for a 2-form entry Primary school and 52 place Nursery is 20,000sqm. Total site area includes the school building footprint, on site nursery, access roads, car park, habitat, sports pitches, hard court(s), and hard and soft social area. This figure includes a primary school site that is at the top range of the recommended primary school site area. The total overall site area requirement of 20,000sqm will be required subject to further development of the nursery accommodation, the proposed site shape, topography and other site details.

Should it be considered that a shared site be recommended on this development (e.g. a primary school sharing a site with a secondary school or FE college), then the total site area for the primary provision would remain the same. This has been confirmed by the DfE.

Accommodation Requirements

The procurement strategy for the primary provision has yet to be determined. However, the development will be required to provide for suitable and sufficient school accommodation and external areas that meet a performance specification established by WBC. School accommodation provision will be required to meet

local standards, such as but not limited to, accommodation, planning and construction standards. Accommodation shall also meet or exceed the standards laid out in the latest DfE guidance and Building Bulletins.

Land Requirements

The land quality specification has yet to be fully established, but for the purposes of the SPD the land made available for the provision of a primary school(s) should be suitable and sufficient for that purpose, such as but not limited to, meeting DfE and Sport England requirements, being flat and level, being free of contamination and be central to the site. Proposed sites will have been surveyed in line with current British Standards (BS5930 and any updates), as per recommendations from the DfE.

The developer/land owner shall be responsible for removing any encumbrances such as buildings, soil stockpiles and overhead lines prior to the building start on site date. Sites should be free from, such as but not limited to building constraints such as pipelines, brooks, pylons, sewers, trees with preservation orders, landfill sites, restrictive covenants or rights of way. Services and an unobstructed access road for construction purposes are to be available to the site boundary for the building start date. The land should also not be liable to flooding or adversely affected by noise (e.g. traffic noise).

Satisfactory road frontage to be provided compatible with the requirement for good “sight lines” to road access. Careful consideration should be given when designing the main entrances to the school and the likely congestion at peak times – in particular the safe pick up and drop off of pupils. Any set down-pick up parking area, which may be required as part of the brief, is not included in the school site area.

Location Requirements

Primary provision should be located central to the housing it serves, with good public transport access, vehicular and pedestrian access. Access arrangements for pedestrians should be in the form of safe walking routes.

Faith Schools – Primary Provision

Our approach, contained within the draft SPD, is as follows:

Currently 4.38% of pupils of the Catholic faith in West Berkshire access a Catholic education. We have three schools that cover our district and share catchment areas across a number of schools.

The number of primary pupils generated by a development will therefore be split, with 95.62% of pupils being assessed against the primary catchment school and the remaining 4.38% being assessed against the Catholic school that covers that area. There is a small part of the district that is not covered by the three schools. A development that falls into this area will be assessed against the closest Catholic school using our GIS system.

Once the Catholic school has been identified, an assessment of capacity will be carried out as described above.

4.38% of the primary pupil yield equates to 39 pupils. Of these, 18 can be accommodated in St. Joseph's school (current NOR – 192 and Net Cap – 210).

Based on current information, which will be subject to update/change, we would therefore seek a financial contribution for the remaining 21 pupils. The indicative amount sought would be £253,753.71.

Secondary Provision

General

The impact will be met on the existing secondary school site. We anticipate the development generating 398.65 secondary age pupils. This is in addition to the number of pupils generated by other developments in the area. The impact on the school can be summarised as follows:

Net Cap	1267
NOR	1094
Pupils from other housing developments (already approved)	132.3
Pupils from Sandleford development (first 1,000)	199.33
Places remaining	-151.17
Pupils from Sandleford development (second 1,000)	199.33
Places remaining	-357.96
Size of school required	1625

The Secondary impact, which will be defined through a feasibility study over the next 4-5 months, will need to be mitigated through the S106 agreement.

Land Requirements

The current site can support up to 1,490 pupils. Additional land would therefore be required to support the increase in size. The current site also has a number of significant constraints, in that there is a large single storey footprint and topographical issues. Aside from the additional land requirement it will also be necessary to rationalise existing accommodation along with the provision of additional accommodation in order for the site to support the increase.

Special Educational Needs Provision

The number of SEN pupils expected from the development in total is approximately 14.39. This represents 1% of the population of West Berkshire schools who 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. The contribution will be used at the most appropriate facility across the district.

Due to this complexity of need we would anticipate a financial contribution of £743,842.66 for this element. This figure is based on existing information, which will be subject to update/change.

Project Design and Development

Once the contribution has been calculated, an additional 1% of the total cost will be sought. This will cover the costs of an Officers involvement in the development of the projects. This will be directly related to the development and this work takes place solely to mitigate the impact caused by the development. Based on the Development Impact Calculator the amount sought would be £198,947.23, however this is likely to change when the actual costs of the two new primary schools, three new Early Years facilities and the redevelopment works at Park House are known.

MEMORANDUM

To: Liz Alexander
Planning Policy Team Leader
Our Ref: Local Development
Framework\Correspondence

From: Paul Goddard
Highways Development
Control Team Leader
Your Ref:

Extn: 2207
Date: May 2nd 2013

**Sandleford Park Residential development.
Provision of accesses and internal road layout**

1. I refer to the latest consultation in the development of the masterplan in developing Sandleford Park.

Background

2. For the Examination In Public (EIP) process the development has been progressed with the provision of two accesses onto Monks Lane with Monks Lane East likely to consist of a roundabout with Monks Lane West likely to consist of a T junction.
3. During the EIP process the Councils SATURN traffic model software package was used to ascertain the distribution of traffic to and from the site in a series of Transport Assessments. The primary purpose of SATURN is to distribute traffic and to identify what junctions would be affected by the proposal.
4. During the EIP and since, to estimate the actual traffic levels projected with the development, the Trip Rate Information Computer System (TRICS) was used. TRICS is a database with traffic survey data from many different land uses within the United Kingdom including residential. This is a very standard approach in estimating traffic generation. Comparisons were also made with traffic surveys undertaken for the Newbury Racecourse development.
5. The Core Strategy was found sound by the Planning Inspectorate including the concept of developing Sandleford Park for development.
6. To progress even further, access arrangements into the site, the landowners highways and transportation consultants White Young Green (WYG) commissioned extensive traffic surveys around much of Newbury during May 2012. From these surveys and from reference to Census data WYG issued further traffic distribution charts and data for two accesses onto Monks Lane during November 2012. I also ensured that the earlier work with the SATURN model was also encompassed.

Traffic distribution Results.

7. The traffic distribution for traffic travelling to and from the site with two accesses onto Monks Lane was agreed with WYG during February 2013. However further public consultation since the EIP has warranted consideration of additional all vehicle accesses into the site including onto the A343 Andover Road via Warren Road and onto the A339 Newtown Road to the north of the Household Waste Recycling Centre (HWRC).
8. As requested, WYG have therefore produced further traffic distribution diagrams (attached) that I have checked with the following scenarios:
 - a) The original two accesses onto Monks Lane with an additional access onto A343 Andover Road via Warren Road
 - b) The original two accesses onto Monks Lane with an additional access onto the A339 Newtown Road to the north of the HWRC.
9. The results are contained within the following tables:

08.00 to 09.00 hours Total vehicles both directions for 2,000 dwellings	Accesses				Traffic on network		
	Monks Lane East	Monks Lane West	A343 Warren Road	A339	Andover Road / Monks Lane / Essex Street Junction	Monks Lane between College and A339	A339 north of Pinchington Lane
Monks Lane two accesses...	752 (74%)	270 (26%)	0	0	375	456	308
...plus Warren Road or	467 (46%)	81 (8%)	473 (46%)	0	76	354	206
...plus A339	351 (34%)	297 (29%)	0	372 (36%)	212	260	206

17.00 to 18.00 hours Total vehicles both directions for 2,000 dwellings	Accesses				Traffic on network		
	Monks Lane East	Monks Lane West	A343 Warren Road	A339	Andover Road / Monks Lane / Essex Street Junction	Monks Lane between College and A339	A339 north of Pinchington Lane
Monks Lane two accesses...	817 (77%)	245 (23%)	0	0	372	555	348
...plus Warren Road or	515 (48%)	92 (9%)	455 (43%)	0	40	449	242
...plus A339	377 (36%)	279 (26%)	0	405 (38%)	227	282	242

10. The provision of the additional accesses do make a considerable difference on how traffic is distributed to and from the site as follows:

- a) An access onto the A343 Andover Road would reduce development traffic onto Monks Lane by 43 to 46% that would reduce traffic through the Andover Road / Monks Lane / Essex Street Mini Roundabouts and fronting Parkhouse School by some 300 vehicles for both peak travel periods.
- b) An access onto the A339 Newtown Road would reduce development traffic onto Monks Lane by 36 to 38% that would reduce traffic on Monks Lane between the Newbury College access and the A339 by some 240 vehicles for both peak travel periods.
- c) Both accesses will reduce traffic on the A339 through Newbury town centre by some 100 vehicles during both peak travel periods.

Access Options

11. From these results, the Highway Authority would prefer all four accesses to be provided, and would consider that it is essential that at least three accesses serving the site be provided. It is considered that access arrangements into the site could be as follows:

Monks Lane East – has been planned as a full sized roundabout with a central island with splitter islands that I consider should enable pedestrians and cyclists to cross. A roundabout would have the advantage of reducing traffic speeds along Monks Lane. There would be no difficulty in providing this access as the land would be owned and controlled by the developer and the Highway Authority.

Monks Lane West – has so far been planned as a T junction, however during consultation concern has often been raised regarding traffic speeds along Monks Lane. Consideration should therefore be given to a roundabout as described above. Again, there would be no difficulty in providing this access as the land would be owned and controlled by the developer and the Highway Authority.

A339 Newtown Road – I would recommend as a full sized roundabout with a central island with splitter islands that enable pedestrians and cyclists to cross. As mentioned above the provision of a roundabout would reduce traffic speeds. However I would be concerned regarding the provision of a new access so close to the existing ingress and egress to the HWRC. I would therefore recommend that the ingress and egress would be removed and access provided to the HWRC onto a Sandleford Park access road. The access to the HWRC should be to the west of the existing balancing pond. This would enable any junction onto the access road for the HWRC to be at an appropriate distance from the A339. The provision of an access onto the A339 to serve Sandleford Park would rely on negotiation with Newbury College as land from the college would be required. The provision of an additional access to the college could have advantages, as a new southern access to the college could be provided that would enable easier access to the college, and would reduce traffic even further onto Monks Lane with a reduction in traffic from the college. Should the college pursue an additional southern access, I

would envisage the provision of a Sandleford Park Access Road / Newbury College Access / HWRC Access Roundabout.

A343 Andover Road – has so far been planned as an access that would be used by buses, cyclists and pedestrians only. The provision of an all vehicle access in this location is more technically challenging than an access onto the A339. Due to limited space at the A343 Andover Road / Warren Road junction, a roundabout is not possible, and therefore a traffic signal junction would be required. However traffic signal junctions have the advantage of including pedestrian phasing that would be crucial in such close proximity to the Parkhouse Secondary School and Falkland Primary School where pedestrian traffic including children / young people is high. Accesses serving the Falkland School and St Georges Church and halls would be onto or in very close proximity to the signal junction, and would need to be considered in any junction design in liaison with these parties. The provision of an access via Warren Road onto the A343 to serve Sandleford Park would rely on negotiation with Parkhouse School as land from the school would be required. The land containing Parkhouse School is owned by West Berkshire Council however negotiation would still be essential, especially as much on street car parking associated with Parkhouse and Falkland Schools would be displaced by a traffic signal junction. I consider that replacement parking and a potential reconfiguration of accesses serving Parkhouse would be required. If an all vehicle access is not provided via Warren Road then I consider that these items may not be required. To reduce traffic levels on the A343 to the north of Warren Road, it may be preferable to prohibit traffic turning right from Warren Road onto the A343.

12. There is also **Public Right of Way Footpath Greenham 9** that connects onto the A339 Newtown Road opposite St Gabriels School. Greenham 9 can form a pedestrian and cycle route to Greenham Common and New Greenham Park to and from the development. An appropriate crossing facility on the A339 would be required to accommodate the additional pedestrian and cycle traffic to and from the development. I consider that the A339 northbound lanes should be reduced to one to provide such a crossing. A crossing could be incorporated into a turn right lane facility into St Gabriels School. This facility may be required due to increased traffic on the A339. I would envisage reducing the northbound lanes to one from the A339 / B4640 Swan PH Roundabout to at least a location north of St Gabriels School. Not only would this enable the provision of these facilities, but may also assist in discourage traffic from using the A339 into Newbury

Site layout

13. The provision of a greater number of accesses would comply with the government publication Manual for Streets (MfS). MfS also encourages permeability especially for buses, cyclist and pedestrians through a development with pedestrian routes provided alongside carriageways and cycle routes provided on carriageways.

14. I accept that the internal road layout is not currently particularly detailed, however I am concerned that the current layout does not lend itself to a 20 mph layout required for safe permeability by pedestrians and cyclists. A 20 mph layout should be encompassed within the layout rather than needing to rely on artificial speed reducing measures such as speed tables. I consider that the layout needs less straight sections of road to not only reduce speeds, but also to discourage traffic from diverting through the site to avoid other parts of the highway network.
15. MfS discourages the provision of cul-de-sacs whenever possible to avoid the requirement for large turning heads and to spread traffic more through the development. I consider that there should be more grids and loops within the layout
16. Should an access be provided onto the A339, I consider that a road across the northern valley is essential to encourage traffic from within the development to use the A339 access as well as spreading traffic around more within the development.
17. Colleagues within Transport Policy have also provided more detailed comments on internal layout issues which I support

Paul Goddard
Highways Development Control Team Leader

Trip Rates

WBC Models & Glanville TA

	AM	PM
Arrivals	0.12	0.38
Departures	0.44	0.20
Total	0.56	0.58

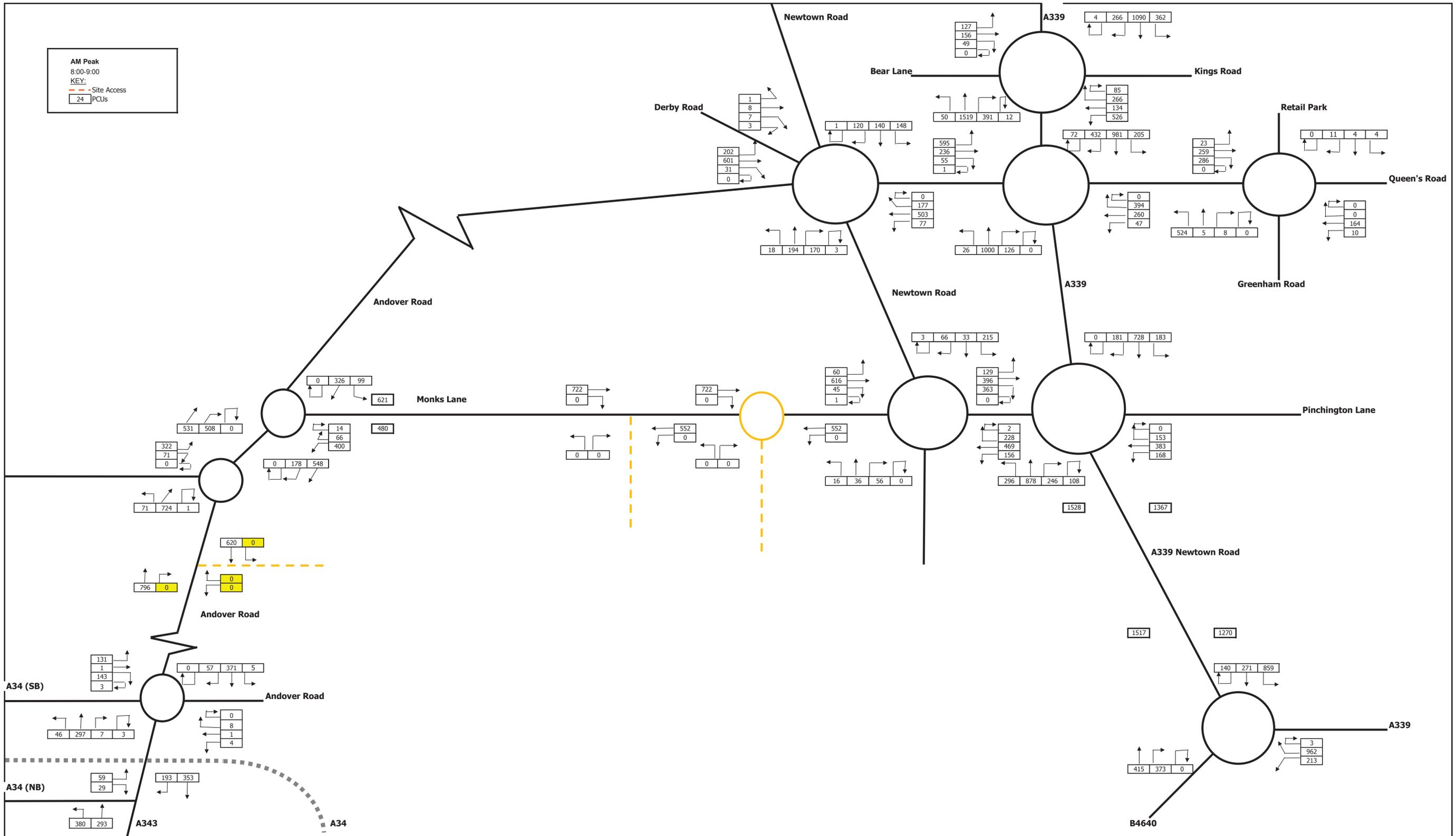
	Residential		2000	Dwellings
	IN		OUT	
	Trip Rate	Trips	Trip Rate	Trips
AM	0.12	240	0.44	880
PM	0.38	760	0.20	400

Agreed Trip Rates - Newbury Race Course TA

	AM	PM
Arrivals	0.060	0.370
Departures	0.450	0.160
Total	0.510	0.530

	Residential		2000	Dwellings
	IN		OUT	
	Trip Rate	Trips	Trip Rate	Trips
AM	0.060	120	0.450	900
PM	0.370	740	0.160	320

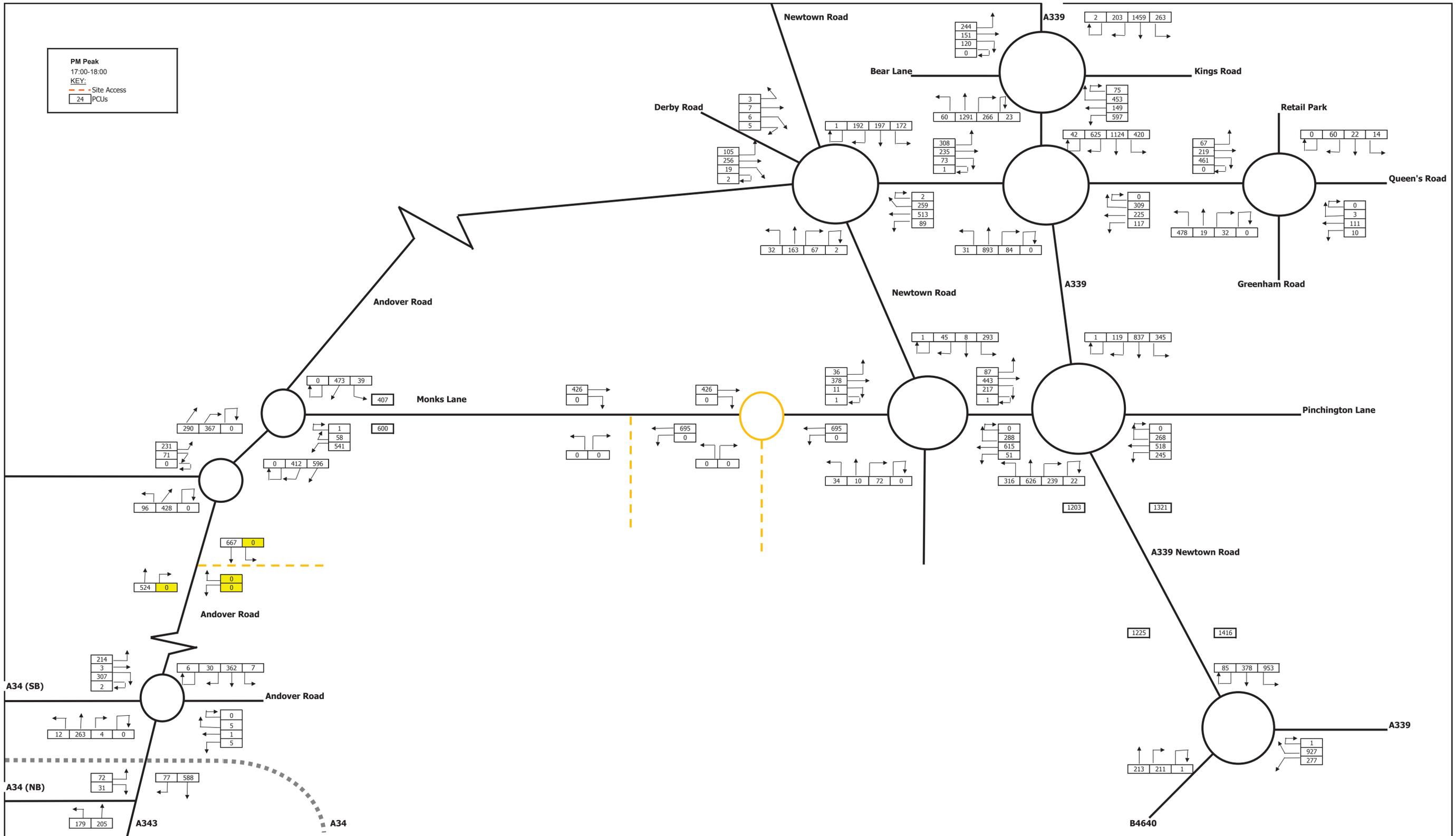
AM Peak
8:00-9:00
KEY:
- - Site Access
24 PCUs



Client					Skilldraw Limited		Ropemaker Court 12 Lower Park Row Bristol BS1 5BN	
Rev	Team	Drawn	Checked	Approved	Project			Telephone: (0117) 311 6387 Facsimile: (0117) 925 4239 Email: sba@sbox.co.uk
A	2818	CL	AW	MG	Sandford Park, Newbury			
Project No.		File name		Title				Telephone: (0117) 311 6387 Facsimile: (0117) 925 4239 Email: sba@sbox.co.uk
A057750		Sandford Park		AM Peak - Traffic Survey (2012)				



PM Peak
17:00-18:00
KEY:
- - Site Access
24 PCUs



					Client	Skilldraw Limited		Ropemaker Court 12 Lower Park Row Bristol BS1 5BN		 Savell Bird & Axon part of the WIG group
Rev	Team	Drawn	Checked	Approved	Project	Sandleford Park, Newbury		Telephone: (0117) 311 6387 Facsimile: (0117) 925 4239 Email: sba@sba.co.uk		
A	2818	CL	AW	MG	Title	PM Peak - Traffic Survey (2012)				
Project No. A057750		File name Sandleford Park								



Distribution is based on census data for the St Johns and Falkland Wards as these are the two closet wards and parts of the sites fall within both wards.

AM	IN	OUT	AM	IN	OUT
B4640	4.6%	4.6%	B4640	4.6%	4.6%
A343 South	1.5%	1.5%	A343 South	1.5%	1.5%
A34 South	2.0%	2.0%	A34 South	2.0%	2.0%
A34 North	28.7%	28.7%	A34 North	28.7%	28.7%
A339 East	6.2%	6.2%	A339 East	6.2%	6.2%
A339 North	20.2%	20.2%	A339 North	20.2%	20.2%

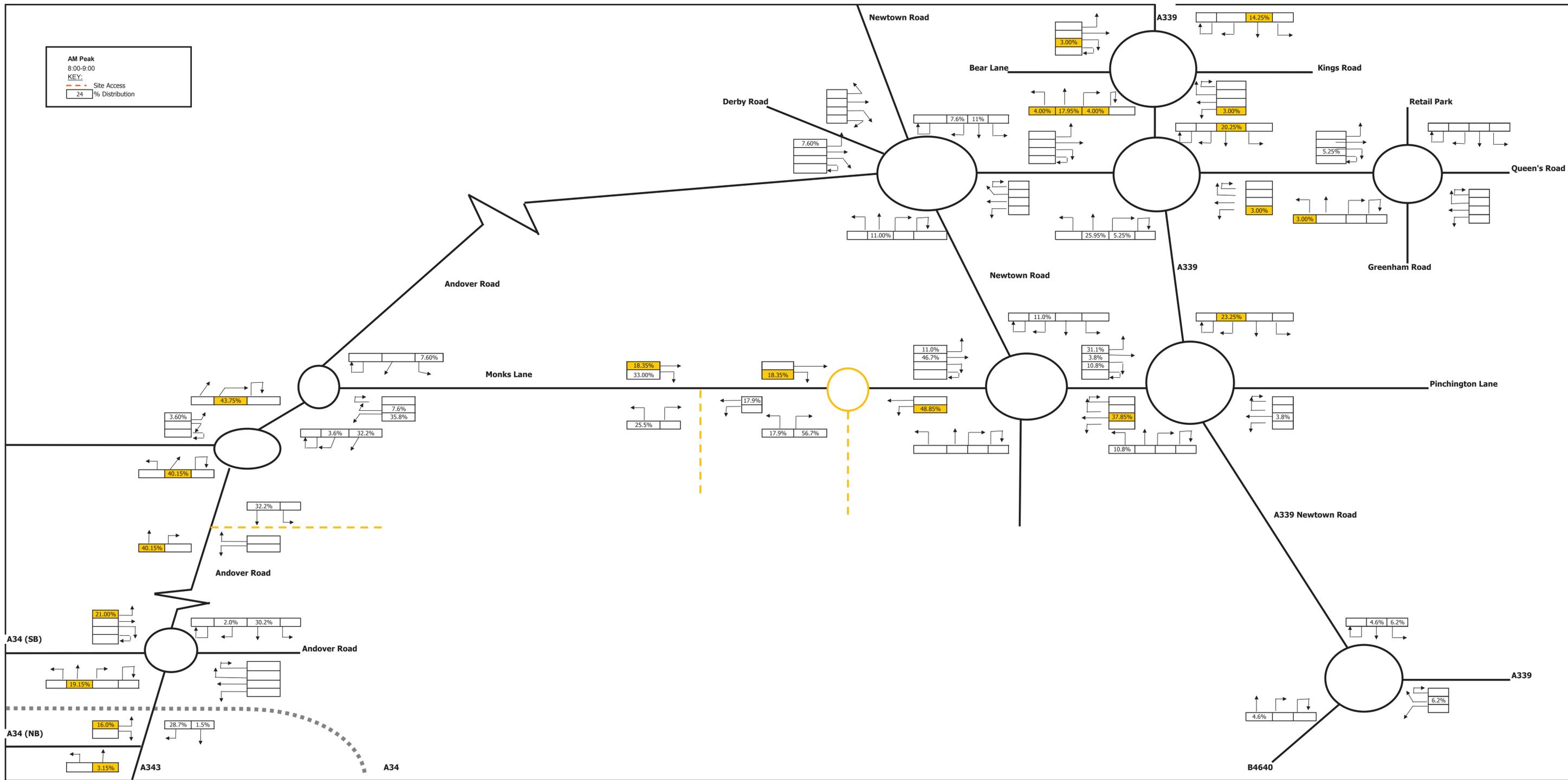
Following Discussions with WBC the distribution has been amended as per the WBC SATURN model.

Changes are shown in Red

AM	IN	OUT	PM	IN	OUT
B4640	4.6%	4.6%	B4640	4.6%	4.6%
A343 South	3.15%	1.5%	A343 South	1.5%	1.5%
A34 South	21.00%	2.0%	A34 South	11.35%	2.0%
A34 North	16.00%	28.7%	A34 North	16.7%	28.7%
A339 East	6.2%	6.2%	A339 East	13.2%	6.2%
A339 North	14.25%	17.95%	A339 North	20.0%	20.9%

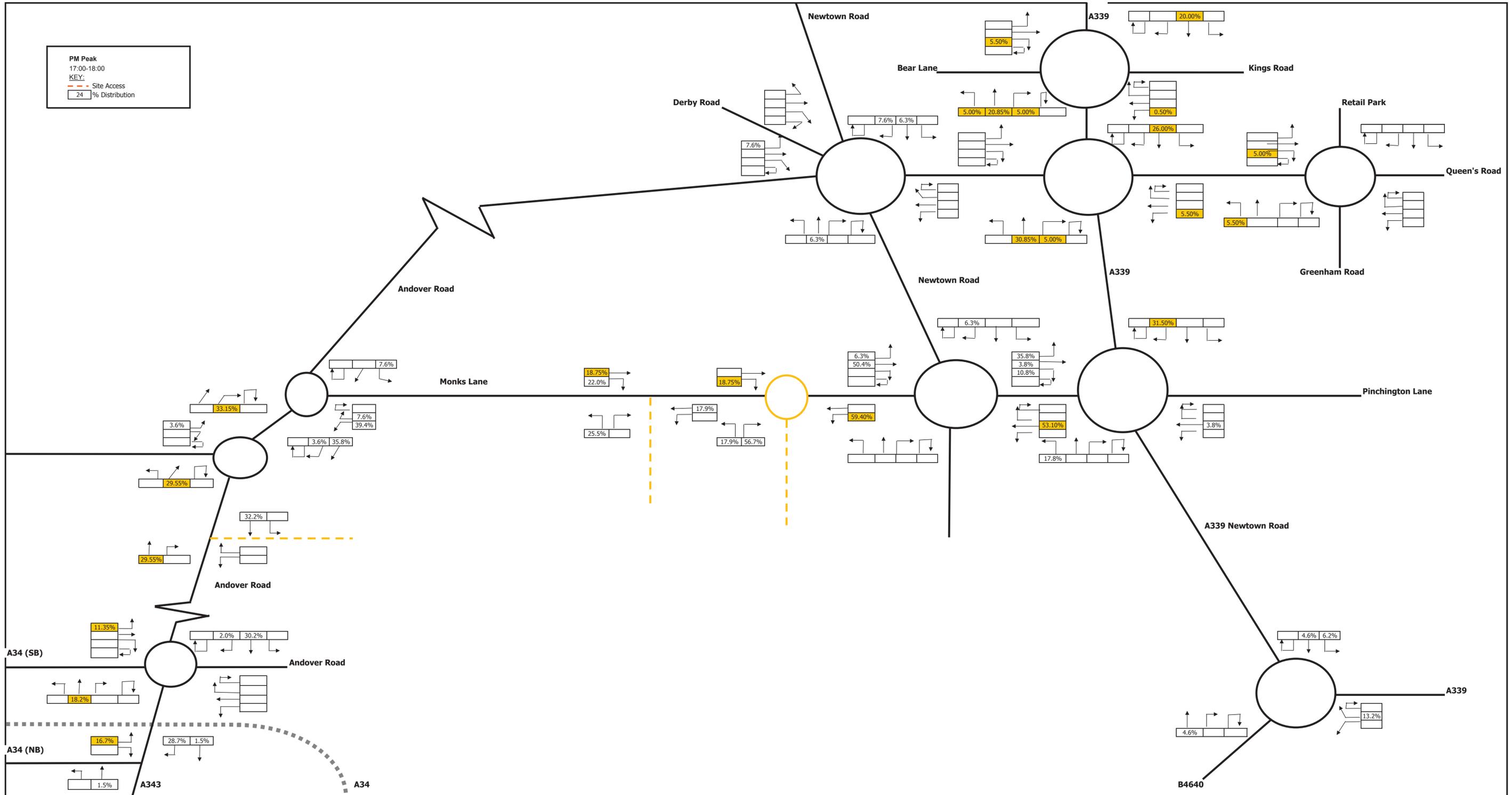
AM Peak
8:00-9:00

KEY:
- - Site Access
24 % Distribution



					Client	Skilldraw Limited		Ropemaker Court 12 Lower Park Row Bristol BS1 5BN	
Rev	Team	Drawn	Checked	Approved	Project	Sandleford Park, Newbury			
A	2818	CL	AW	MG	Title	AM Peak - Distribution			
Project No. A057750		File name Sandleford Park					Telephone: (0117) 311 6387 Facsimile: (0117) 925 4239 Email: sba@sbax.co.uk		





Rev	Team	Drawn	Checked	Approved
A	2818	CL	AW	MG
Project No.	File name			
A057750	Sandleford Park			

Client	Skilldraw Limited
Project	Sandleford Park, Newbury
Title	PM Peak - Distribution

Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

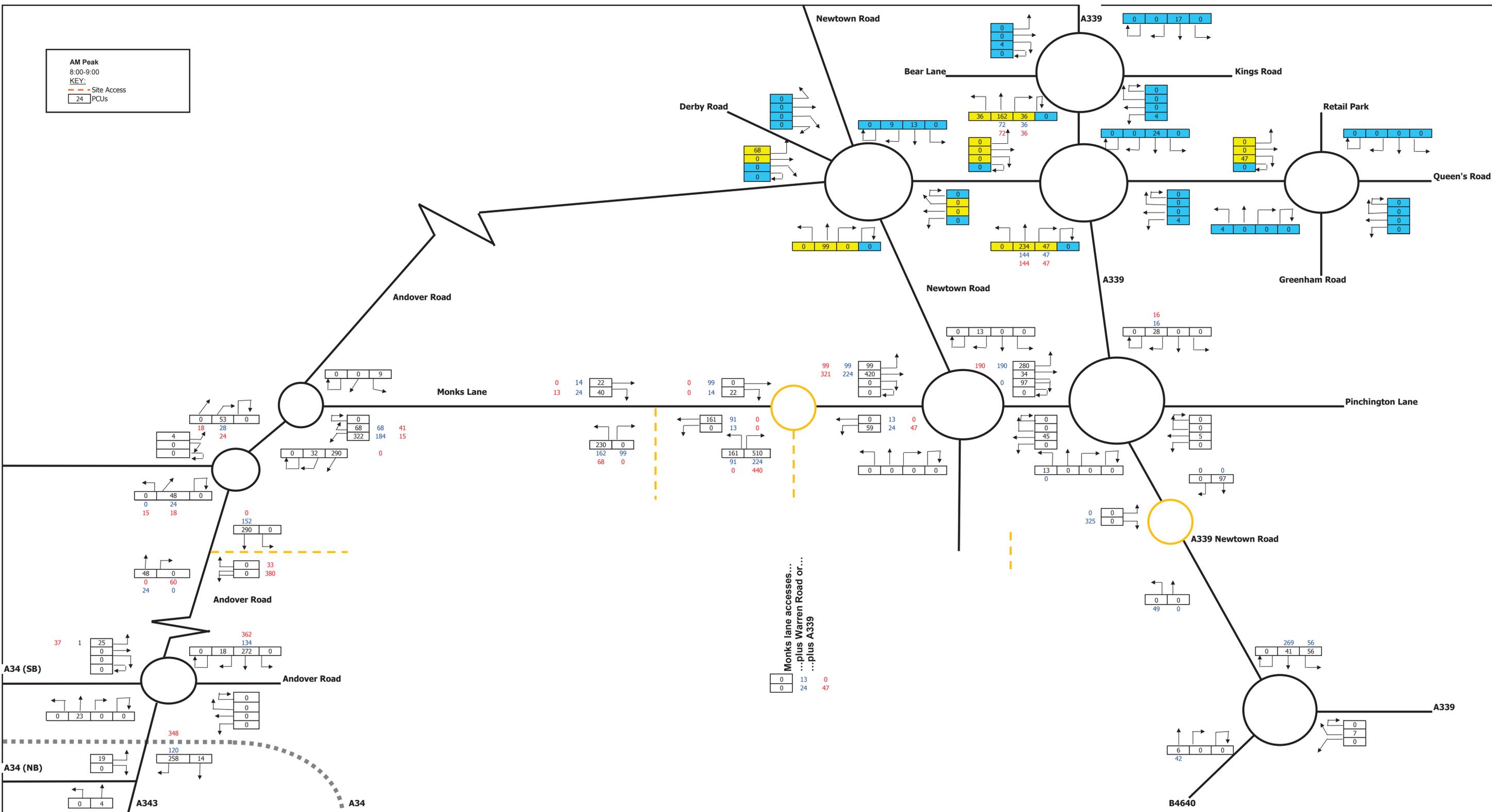
SEA Savell Bird & Axon
part of the WYG group

Telephone: (0117) 311 6387
Facsimile: (0117) 925 4239
Email: sba@sbax.co.uk



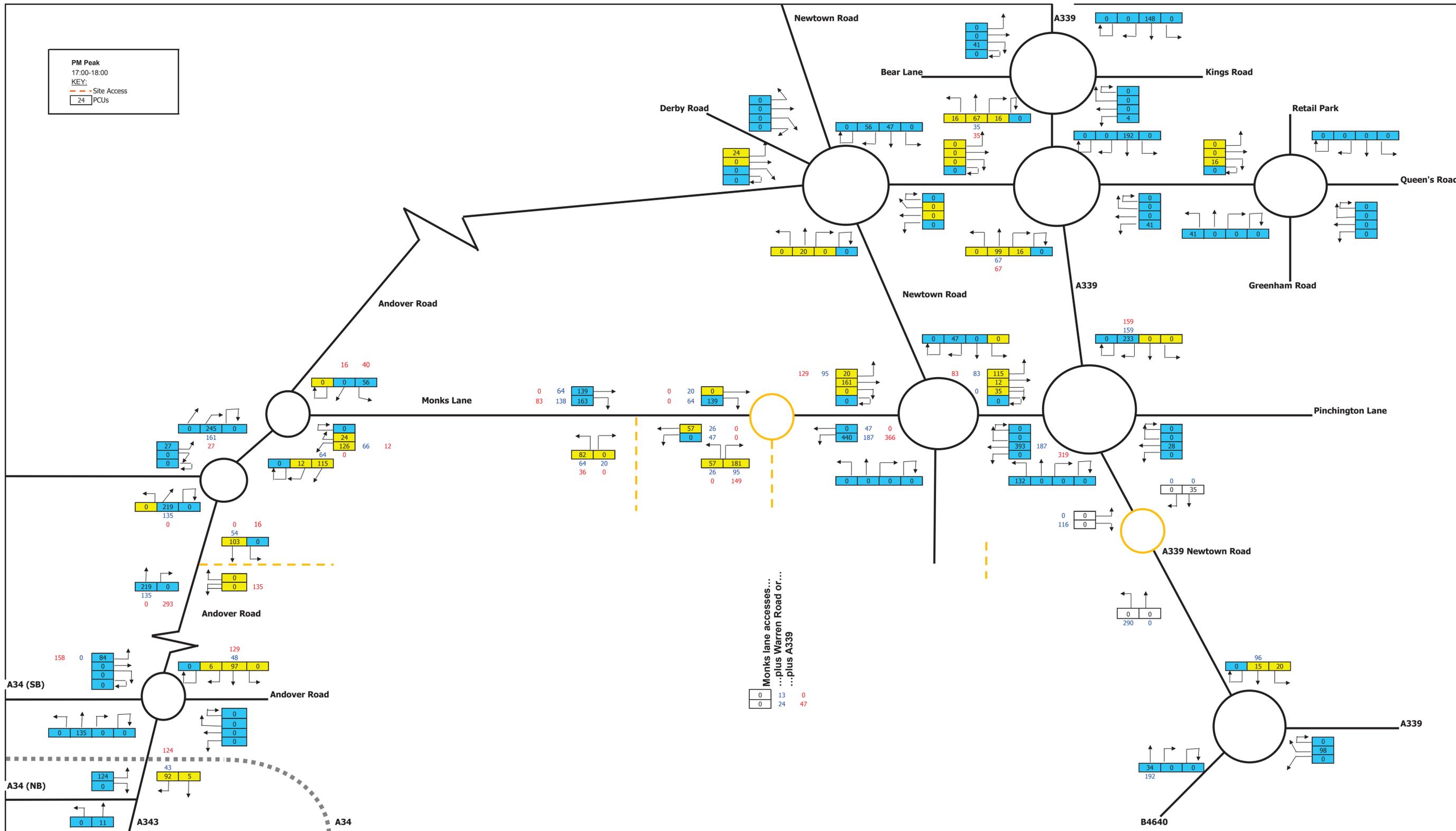
AM Peak
8:00-9:00

KEY:
- - Site Access
24 PCUs



Monks lane accesses...
...plus Warren Road or...
...plus A339

Client					Skilldraw Limited		Ropemaker Court 12 Lower Park Row Bristol BS1 5BN	
Rev	Team	Drawn	Checked	Approved	Project		Sandleford Park, Newbury	
A	2818	CL	AW	MG	Title		Development Traffic - AM Peak	
Project No. A057750		File name Sandleford Park			Telephone: (0117) 311 6387 Facsimile: (0117) 925 4239 Email: sba@sbax.co.uk		 Savell Bird & Axon part of the WYG group	



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Rev	Team	Drawn	Checked	Approved	Project	Sandleford Park, Newbury		Telephone: (0117) 311 6387 Facsimile: (0117) 925 4239 Email: sba@sbax.co.uk		
Project No. A057750		File name Sandleford Park			Title Development Traffic - PM Peak					

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