

West Berkshire Council
**Compton Institute for Animal Health Site Supplementary
Planning Document**

**Sustainability Appraisal /
Strategic Environmental Assessment Report**

December 2012

**(incorporating minor modifications following formal
consultation in Feb/March 2013)**

Contents

1. Non-technical summary	3
2. Statement of difference the process has made	8
3. How to comment on the report	9
4. Appraisal Methodology	10
5. Background to the Sustainability Appraisal and Compton Institute for Animal Health SPD	12
6. Sustainability objectives, baseline, and context	17
7. Development and refining of options and assessing effects	22
8. Consultation and next steps	37

APPENDICES

1. Links to other strategies, plans, policies and programmes used to inform the draft SPD	38
2. Baseline information	53
3. Predicting the effects of the options	61

TABLES

Table 1.1	Indicators to monitor the implementation of the SPD	6
Table 5.1	Stages of the Sustainability Appraisal	14
Table 5.2	Compliance with the SEA Directive and Regulations	15
Table 6.1	Key issues and opportunities	18
Table 6.2	Sustainability Appraisal Framework	20
Table 7.1	SPD and Sustainability Appraisal objectives	22
Table 7.2	Testing the SPD objectives against the SA framework	23
Table 7.3	Potential options	24
Table 7.4	Predicting the effects of the draft SPD	32

1. Non-technical summary

Background:

- 1.1 The purpose of Sustainability Appraisal (SA), where required, is to ensure that sustainability issues are considered during the preparation of plans, such as Supplementary Planning Documents (SPDs). The SA is an iterative process which identifies the likely effects of options and subsequently the draft SPD for the Compton Institute for Animal Health SPD, and the extent to which these options and draft SPD help to achieve economic, environmental, and social objectives.
- 1.2 The SPD is being prepared to guide any potential future redevelopment on the Institute for Animal Health site in Compton once the existing occupiers relocate from the site, which is anticipated in 2013.
- 1.3 The SPD is subject to a SA because the site of the Institute for Animal Health is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Any possible development therefore has the potential for significant environmental impacts. In addition, due to the nature of the current use, there is a degree of contamination on the site. Undertaking a SA ensures that the SPD achieves the most sustainable objectives. It also provides a means of translating sustainability objectives for the area into sustainable planning policies and should reflect global, national, regional and local sustainability problems and issues. The process involves a series of stages by which the content of the emerging SPD appraised against a series of sustainability objectives. SA should be fully integrated into the preparation of the SPD.
- 1.4 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'. This is commonly referred to as the Strategic Environmental Assessment or 'SEA' Directive.

Scoping Report:

- 1.5 The first stage of the SA process was the production of the Scoping Report. This stage reviewed plans, policies and programmes and identified the key characteristics of the SPD site area. The information from this process, together with the objectives of the SPD, identified a set of eight SA objectives. Following the consultation, these SA objectives were reworded and reduced to seven.

Testing of the SPD objectives against the SA objectives:

- 1.6 This part of the SA ascertains if both sets of objectives are compatible with one another. This established that the majority of the objectives are compatible with one another, seven had a neutral impact, and five had a potential neutral / positive impact.

Identifying options:

- 1.7 Six reasonable alternative approaches were developed using information from the Scoping Report, in particular the baseline information. The options identified were: (1) not preparing a SPD; (2) leave the site vacant; (3) managed return to nature; (4) preparation of a SPD to guide the potential redevelopment of the site for employment purposes only; (5) preparation of a SPD to guide the potential redevelopment of the site for residential use only; and (6) prepare a SPD to guide a potential residential-led mixed use development.

Predicting the effects of the options:

- 1.8 This step identified conflicts and assessed the combined effects between the options identified and the SA objectives in particular the effect, likelihood of the event occurring, scale, duration, and timing of the effects.
- 1.9 The option for a potential residential-led mixed use development is considered to be the most environmentally, economically, and socially sustainable option. In environmental terms, it would afford the greatest protection to the AONB landscape that the site falls within, ensure the risk of flooding is reduced and any contamination is addressed, alongside enabling recreational space within the redevelopment.
- 1.10 With regards to economic sustainability, option 6 would ensure that there is a continued element of employment on the site thus ensuring that local employment opportunities remain in the longer term.
- 1.11 Furthermore, this option would provide housing that would contribute towards the housing needs of the district. Development may also result in additional bus services to and from Compton.
- 1.12 Options 1-5 were ruled out and a brief summary of the reasons for this is given below:
- Option 1: the option would not guarantee a continued element of employment use on the site. This is because the site is not within a Protected Employment Area, which the Core Strategy specifically seeks to safeguard.
 - Option 2: the existing buildings have a detrimental impact upon the AONB, and leaving them as they are will just prolong the impact. The buildings are considered to be at odds with the sensitive local landscape character, which forms part of the North Wessex Downs AONB. In addition, it will not be possible to deliver recreational facilities on the site (as policy and SPG seek open space provision, including recreational facilities, through redevelopment). The option

would mean that there would be no retention of employment floorspace which could reduce local employment opportunities. There would also be no delivery of housing to help meet the districts need as a subsequence of the increasing population, and sustainable transport modes would not be encouraged.

- Option 3: the option would fail to retain an element of employment floorspace, which could reduce local employment opportunities. There would be no delivery of housing despite identified local need, and sustainable transport modes would not be encouraged.
- Option 4: this option would not deliver any housing which is needed to meet the identified housing need in the district. The option could see an increase in traffic on the local rural roads because whilst some employees may live locally, the bulk could commute in, especially as there is no local train station and the existing bus services are limited.
- Option 5: the option could encourage out commuting to work, and this would bring with it an associated increase in traffic on the local rural roads. It is not economically sustainable because it would not maintain an employment use (or even an element of employment) on the site.

Mitigation

- 1.13 Mitigation, in the context of the SA considers the prevention, reduction and compensation of significant adverse effects on the sustainability objectives. No significant sustainability impacts have been identified for the six options as needing mitigation.

Predicting the effects of the draft SPD

- 1.14 The appraisal of the draft SPD shows that it would be sustainable in economic, social and environmental terms, with an overall positive effect in the short to long term. Excluding the northern part of the site from the developable area would make a significant positive contribution in landscape terms. Flooding on the site would be addressed through the use of sustainable drainage methods and by directing housing away from the most southern part of the site. Contamination on the site would be considered further as part of any possible future planning application. The draft SPD is for the potential future redevelopment as a mixed-use scheme which would provide housing and employment generating floorspace, with an element of affordable housing as required by planning policy. Linkages to the public rights of way network and to the village would help improve connectivity. The cricket pitch would be sought as an area of open space and for community use, and opportunities to maintain the tree belts, hedgerows and areas of grassland would be sought. The necessary infrastructure to support the redevelopment would be provided on site and/or through developer contributions.

- 1.15 There are no negative sustainability impacts anticipated from the draft SPD. No mitigation is required and no suggested alterations to the draft SPD have been found through the sustainability appraisal process.

Monitoring:

- 1.16 The success and implementation of the SPD will be monitored through a range of indicators (see Table 1.1 below) that are reported on annually in the Council's Monitoring Report. The Monitoring Report measures various indicators to assess the performance of the individual planning policies set out in the adopted development plan but also to provide a general portrait of the social, economic and environmental conditions in the district and the wider affects of the Local Development Framework on the district.

Table 1.1: Indicators to monitor the implementation and effects of the SPD

	Sustainability Appraisal objective	Indicator
ENVIRONMENTAL		
a	To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character ¹	Area provided as natural green space Creation of new wildlife habitat areas The production and review of landscape character assessments and settlement character studies
b	To improve the water and soil quality of the site	Remediation of any contamination on the site to the appropriate level, depending on the land use, through the planning application process
c	To reduce the risk of flooding	Incorporation of appropriate flood mitigation measures
d	To reduce contributions to climate change	Proportion of development incorporating sustainable energy systems
SOCIAL AND ECONOMIC		
e	To deliver a mix of high quality homes, both market and affordable	Residential completions by site size and type Percentage of affordable housing provided
f	To encourage the use of sustainable transport modes	Number of (a) daytime bus services and (b) evening bus services per day and per week
g	To deliver a level of employment on site as part	Employment floorspace completions by type (gross and net)

¹ In accordance with Policy CS19 of the West Berkshire Core Strategy 2006-2026, the term 'landscape character' has been used in a holistic way where the natural, cultural and functional components of its character are considered as a whole.

	Sustainability Appraisal objective	Indicator
	of a mixed use scheme	
h	To ensure the provision of adequate recreational facilities, including accessible greenspace	Area provided as recreational space

Consultation and next steps

- 1.17 The draft SPD and SA Report will undergo a six week period of consultation between 15th February and 2nd April 2013. Responses will then be analysed and the documents amended as necessary to support the final version of the SPD.

2. Statement of the difference the process has made

- 2.1 The SA has been prepared in tandem with the Compton Institute for Animal Health site SPD to allow the SA content to inform the SPD. The Scoping process has provided opportunities for engaging with statutory consultees, which in turn has resulted in an open and informed document.
- 2.2 Overall the SA process has identified specific areas that need to be addressed prior to the drafting of the Compton Institute for Animal Health SPD. This additional work will ensure that the options chosen are the most sustainable. The following additional work has been undertaken:
- The Scoping Report identified that part of the Institute for Animal Health site falls within areas of flood risk. At the advice of the Environment Agency, a Flood Risk Study² has been undertaken to better identify areas at risk from flooding. The use of Sustainable Drainage Systems has also been explored.
 - Natural England advised that accessible natural greenspace was not covered in sufficient detail within the baseline information section of the Scoping Report. In response to this, an audit of the existing open space³ in Compton has been carried out.
 - The sensitive nature of the landscape in which the site falls within (North Wessex Downs Area of Outstanding Natural Beauty) was recognised within the Scoping Report, and objectives for the SPD were formulated to take account of this. However, a landscape assessment⁴ has since been formulated to identify the detailed landscape requirements for the site.

² Compton IAH Flood Risk Study, August 2012, Capita Symonds.

³ Compton Open Space Review, June 2012, West Berkshire Council.

⁴ Landscape Framework for Land at Compton Institute for Animal Health SPD, November 2012, Kirkham Landscape Planning Ltd.

3. How to comment on the report

3.1 A period of consultation will run on the draft SPD and this SA report from 15th February to 2nd April 2013. These documents are available to view at the Council Offices at Market Street in Newbury, at all of West Berkshire's libraries, and on the Council's website at <http://www.westberks.gov.uk/comptoniah>.

3.2 All comments should be addressed to:

Compton IAH Project Team
Planning Policy
Planning and Countryside
West Berkshire Council
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

or:

email: planningpolicy@westberks.gov.uk

Tel: 01635 519 111

4. Appraisal methodology

Approach adopted

- 4.1 The SA process has been prepared in accordance with the requirements of the EU Strategic Environmental Assessment (SEA) Directive 2001/42/EC⁵, (the 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 SPD, will have any significant effects on the environment. This context is reiterated in paragraph 165 of the National Planning Policy Framework⁶ “*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*”.
- 4.2 The SA of SPDs was required by the Town and Country Planning (Local Development) (England) Regulations 2004⁷ in Regulations 16 and 17. This was removed in Regulations 2(5) and (6) in the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009⁸. Because of the location of the site within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), any potential re-development of the site has the potential for significant environmental impacts. In addition, due to the nature of the current use, there is a degree of contamination on the site. The Council has therefore chosen to undertake an SA incorporating the SEA requirements as it is considered that the SPD could give rise to significant effects which have not been formally assessed in the context of a higher-level planning document. This will ensure a robust and coherent document that considers all aspects of sustainability.
- 4.3 This SA/SEA has been undertaken in line with the CLG Plan Making Manual⁹ produced by the Department of Communities and Local Government (DCLG). The publication of the National Planning Policy Framework (NPPF) in March 2012 means that PPS12, which the Plan Making Manual supports, is cancelled. The manual is being reviewed by DCLG however in the meantime it remains extant.

⁵ 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://eurlex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2001:197:0030:0037:EN:PDF>

⁶ National Planning Policy Framework:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁷ The Town and Country Planning (Local Development) (England) Regulations 2004:

http://www.legislation.gov.uk/uksi/2004/2204/pdfs/uksi_20042204_en.pdf

⁸ The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009:

http://www.legislation.gov.uk/uksi/2009/401/pdfs/uksi_20090401_en.pdf

⁹ <http://www.pas.gov.uk/pas/core/page.do?pageId=109798>

When was the Sustainability Appraisal (SA) carried out?

- 4.4 This SA has been prepared in parallel to the draft SPD, starting with the Scoping Report dated November 2011. As a result, the sustainability appraisal process has influenced the content of the draft SPD.
- 4.5 The Scoping Report, which constitutes part of this SA, was consulted upon between 29 November 2011 and 6 January 2012, and was sent to the three statutory consultation bodies: Natural England, Environment Agency, and English Heritage.
- 4.6 This SA was subsequently reviewed in the light of the findings of the Scoping Report and consultation responses.

Who carried out the Sustainability Appraisal (SA)?

- 4.7 The production of the SA is the responsibility of the Local Planning Authority, in this case West Berkshire Council. There is no requirement that the SA be prepared by an independent body to that responsible for the SPD which is the subject of the appraisal – indeed, the core philosophy behind sustainability appraisal is that the process informs the production of the SPD and therefore too great an independence is not desirable.

Who was consulted, when, and how?

- 4.8 Public consultation is a key element of SA. The consultation for this SA will run in parallel with that of the draft Compton Institute for Animal Health site SPD. The consultation period will run from 15th February to 2nd April 2013. In accordance with the SEA Directive (Article 5.4), this SA will be sent to the three statutory bodies with environmental responsibility – the Environment Agency, Natural England, and English Heritage.

5. Background to the Sustainability Appraisal and Compton Institute for Health Site SPD

Purpose of the Sustainability Appraisal and Sustainability Appraisal Report

- 5.1 The process for ensuring that the principles of sustainable development are taken into account is known as a Sustainability Appraisal (SA). The SA is underpinned by the requirements of European Directive 2001/42/EC¹⁰ (SEA Directive). This has been transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations (2004)¹¹. Under these requirements, the Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment.
- 5.2 The 2004 Planning and Compulsory Purchase Act in section 39(2) requires SPDs (amongst other Local Development Documents) to contribute to the achievement of sustainable development. The Town and Country Planning (Local Development) (England) Regulations 2004¹² in Regulations 16 and 17 required a SA report to form part of the documents for a SPD, however this was removed in Regulations 2(5) and (6) in the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009¹³. The NPPF at paragraph 165 recognises that a SA should be an integral part of the plan preparation process, and consider all the likely significant effects on the environment, economic, and social factors.
- 5.3 Whilst SA and SEA are required by separate legislation (as paragraphs 5.1 and 5.2 outline); there are many crossovers between the two processes. It is for this reason that a joint SA / SEA is being prepared for the Compton Institute for Animal Health SPD. Throughout this document, the term SA is used in the context of compliance with both sets of requirements.

Background to the SPD

- 5.4 A SPD is being developed to help guide the potential future redevelopment of the Compton Institute for Animal Health site which is due to be vacated by its present occupiers in 2013. The site is currently occupied by the Institute for Animal Health which is an Institute of the

¹⁰ 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://www.central2013.eu/fileadmin/user_upload/Downloads/Document_Centre/OP_Resources/04_SEA_directive_2001_42_EC.pdf

¹¹ Environmental Assessment of Plans and Programmes Regulations 2004:
http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

¹² The Town and Country Planning (Local Development) (England) Regulations 2004:
http://www.legislation.gov.uk/ukxi/2004/2204/pdfs/ukxi_20042204_en.pdf

¹³ The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009:
http://www.legislation.gov.uk/ukxi/2009/401/pdfs/ukxi_20090401_en.pdf

Biotechnology and Biological Sciences Research Council (BBSRC). The BBSRC also have a second site in Pirbright, Surrey, and it is their intention to consolidate on to the Pirbright site by March 2013, thus leaving the 15ha Compton site vacant. The closure will have a significant impact upon the village of Compton and therefore it is important that this process is managed effectively, especially in terms of the potential future role and redevelopment of the site.

- 5.5 It is hoped that a SPD will facilitate a smoother and faster planning application process should the site be redeveloped, and limit the amount of time the site lies vacant. Through consultation, it will give the community an understanding of what to expect from any potential redevelopment of the site and a sense of ownership.
- 5.6 There were originally eight objectives to the SPD. These were reworded following consultation on the Scoping Report resulting in a reduction to seven objectives as follows:
- To guide the comprehensive redevelopment of the site delivering a residential-led mixed use scheme whilst recognising the current and future role and function of Compton.
 - To ensure future development conserves and enhances the natural beauty of the North Wessex Downs AONB in accordance with its national designation.
 - To ensure the provision of affordable housing.
 - To ensure the provision of green infrastructure providing an attractive environment to live, work and spend leisure time.
 - To ensure future development addresses flood risk from all sources of flooding.
 - To ensure future development is of a high standard of design which protects and enhances the local distinctive character of the existing built and historic environment of Compton.
 - To ensure the infrastructure needs arising from future development are met.

Why is a Sustainability Appraisal being carried out?

- 5.7 The location of the Compton Institute for Animal Health site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), and as such any potential re-development of the site has the potential for significant environmental impacts. In addition, due to the nature of the current use, there is a possibility that the site may have contamination issues.

5.8 Although it is no longer a statutory requirement to prepare a SA for SPDs under the 2009 Planning Regulations, the Council has chosen to undertake one in line with the Environmental Assessment of Plans and Programmes Regulations 2004 and paragraph 165 of the NPPF as it is considered the SPD could give rise to significant effects which have not been formally assessed in the context of a higher-level planning document. This will ensure a robust and coherent document that considers all aspects of sustainability.

Stages of the Sustainability Appraisal

5.9 There are five stages to a SA, as set out in the SEA Practical Guide¹⁴. The first stage (A) comprises of the Scoping Report, and this document was consulted upon between November 2011 and January 2012. The five elements of Stage A are outlined below:

- Stage A:
 - A1: Identifying other relevant plans, programmes, and sustainability objectives.
 - A2: Collecting baseline information.
 - A3: Identifying sustainability issues.
 - A4: Developing a sustainability appraisal framework.
 - A5: Consulting on the scope of the SA.

5.10 This document is stages B and C of a SA (incorporating the comments received on the Scoping Report) concluding with the stage D element of consulting on the SA report alongside the draft SPD. The remaining stages of the SA are listed in Table 5.1 below:

Table 5.1: Stages of the Sustainability Appraisal

Stage	Requirement
B	Development and refining of options and assessing effects: <ul style="list-style-type: none"> • Testing the SPD objectives against the SA framework. • Developing the SPD options. • Predicting the effects of the draft SPD. • Evaluating the effects of the draft SPD. • Considering ways of mitigating adverse effects and maximising beneficial effects. • Proposing measures to monitor the significant effects of implementing the SPD.
C	Preparation of the SA Report: <ul style="list-style-type: none"> • Preparing the SA Report

¹⁴ A Practical Guide to the Strategic Environmental Assessment Directive (2005) CLG
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

Stage	Requirement
D	Consultation of the draft SPD and SA Report: <ul style="list-style-type: none"> • Consulting on the SA Report alongside the draft SPD. • Appraising significant changes. • Adoption. • Decision making and providing information.
E	Monitoring the significant effects of implementing the SPD: <ul style="list-style-type: none"> • Finalising aims and methods for monitoring • Responding to adverse effects.

Compliance with the SEA Directive

- 5.11 To demonstrate that this SA has been prepared in compliance with the SEA Directive, Table 5.2 below illustrates where the requirement of the SEA Directive is covered within this SA document (referring in particular to Annex I which specifies the information required by Article 5(1)).

Table 5.2: Compliance of the Compton Institute for Animal Health site SPD SA with the SEA Directive

	Requirement of the SEA Directive	Chapter of the SA report
a	An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes.	6, 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.	6, 7, Appendix 2
c	The environmental characteristics of areas likely to be significantly affected.	5, 6, Appendix 2.
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.	6, Appendix 2
e	The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	6, 7, Appendix 1

	Requirement of the SEA Directive	Chapter of the SA report
f	<p>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.</p> <p><i>Note: These effects should include secondary, cumulative, synergistic, short, medium, and long-term permanent and temporary, positive and negative effects.</i></p>	7, Appendix 3
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.	7, Appendix 3
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.	7, Appendix 3
i	A description of the measures envisaged concerning monitoring in accordance with Article 10.	7
j	A non-technical summary of the information provided under the above headings.	1

6. Sustainability objectives, baseline, and context

Links to other Strategies, Plans, Programmes, and Sustainability Objectives

- 6.1 The relationships between the draft Compton Institute for Animal Health site SPD and other relevant policies, plans, programmes and sustainability objectives must be taken into account. This is in addition to consideration of 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 SPD. By reviewing these relationships, inconsistencies and constraints can be addressed, and potential synergies can be exploited. This was undertaken as part of the Scoping Report.
- 6.2 Appendix 1 illustrates the relevant planning guidance from national, regional and local levels that have guided the draft SPD. The findings of the relevant policy guidance, plans and strategies highlight a number of objectives and targets of relevance to this SA's objectives.

Characteristics of the SPD area

- 6.3 The Institute for Animal Health site is situated adjacent but outside of the settlement boundary and Conservation Area of Compton village, in a key location along the High Street. Compton is identified as a 'service village' within the Core Strategy, meaning that the village is only considered suitable for limited additional development due to the limited range of services and facilities available and its rural location. The Institute for Animal Health site is identified in the Core Strategy as an opportunity site which could potentially provide a greater level of growth than that normally expected in a service village.
- 6.4 The site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), and occupies approximately 15ha of land. It slopes upwards from south to north with a public footpath and bridleway along the northern boundary. The site comprises of a variety of land uses, from office (B1a) developments to a cricket ground and agricultural barns. The nature of the previous work conducted on the site gives rise to potential contamination issues, of both land and buildings. The site could potentially provide existing habitats for biodiversity, such as bats which have been found nearby.
- 6.5 The site, and village as a whole, has relatively poor access due to its rural location with narrow roads serving the village from the main highways. With regard to larger vehicles, there is a signed height restriction on the former railway bridge to the east of Compton village, and Aldworth Road to Compton is signed as "Unsuitable for Heavy Goods Vehicles" from the B4009 junction.

Baseline information

- 6.6 As part of the preparation for the Scoping Report (stage A2), a variety of information relating to a number of different sustainability issues was collected to provide a broad overview of the sustainability issues affecting the SPD site, and thus inform the production of the SPD.
- 6.7 Appendix 2 provides an overview of the baseline information that was collected.

Key issues and opportunities

- 6.8 Stage A3 of the Scoping Report drew out the key issues and opportunities for the SPD to consider. The issues and opportunities were identified through a review of the baseline information (Stage A2 of the Scoping Report and Appendix 2 of this SA report). Table 6.1 below summarises the issues and opportunities. It should be noted that this list is not necessarily an exhaustive list but attempts to acknowledge those which are a priority for the SPD site.

Table 6.1: Key issues and opportunities

SEA Topic	Issues	Opportunities (for the SPD to address)
ENVIRONMENTAL		
Biodiversity and geodiversity	Encourage biodiversity through the creation of natural greenspace, and wildlife habitats.	By balancing the economic and social needs of development with the requirement to promote biodiversity. Promote adequate provision of amenity space to ensure a valued and attractive environment.
Water and soil	Due to the nature of the current and previous uses, it is possible that there is a degree of contamination on the land.	Any redevelopment of site must address the issue of contamination in accordance with the appropriate Regulations and/or conditions.
	Flood risk within part of the site (Flood Zones 2 and 3). Groundwater emergence.	Ensure any redevelopment of the site addresses flood risk issues from all sources of flooding. The SPD will be informed by a flood risk study to identify areas at risk from fluvial and groundwater flooding.
		Explore the use of Sustainable Drainage

SEA Topic	Issues	Opportunities (for the SPD to address)
		Systems (SuDS).
Climate factors	Reduce carbon dioxide emissions. The redevelopment of the site provides the opportunity to advance renewable energy objectives. This will raise awareness of renewable energy objectives, contribute to reducing greenhouse gas emissions, and help to meet and reduce regional and national targets. In turn, this will reduce the environmental impact of development.	Promote and require the inclusion of sustainable energy systems and the sustainable use and disposal of resources.
Historic environment and landscape	The area adjacent to the site is a Conservation Area, and the site is located within the North Wessex Downs AONB. The quality of design and scale is therefore essential to consider. Any development must conserve and enhance the National AONB designation that the site falls within.	Promote high quality design, and cross reference the Village Design Statement and Quality Design SPD. Set parameters for density and design, possibly through a design code.
SOCIAL AND ECONOMIC		
Population and human health	Housing provision for all.	Ensure the number of residential units on the site is appropriate in the context of local need and the role, function and location of the village.
	Adequate recreational facilities, including accessible greenspace.	Promote adequate provision of amenity space and facilities to ensure a valued and attractive environment.
	Access to jobs and services.	Replace an element of employment lost from the closure of the Institute of Animal Health through the delivery of a mixed use scheme.
	There is a high level of car	Redevelopment could

SEA Topic	Issues	Opportunities (for the SPD to address)
	ownership in the village, and travel to work by car is high. Public transport services to and from the village is limited.	encourage additional bus services to and from the village, thus assisting in reducing private car usage.

Framework for the Sustainability Appraisal

- 6.9 Developing a framework for the SA provides a way in which sustainability effects can be described, analysed, and compared. This forms a central part of the SA process, and was initially developed within the Scoping Report.
- 6.10 A set of sustainability objectives and their indicators provide a way in which the achievement of the objectives can be measured, and these make up the SA framework. These objectives and indicators will be used to monitor the implementation of the Compton Institute for Animal Health site SPD.
- 6.11 The SA objectives were developed in the Scoping Report from a review of plans, programmes, and policies (which are listed in Appendix 1) and a review of the baseline information (see Appendix 2), and the SPD objectives (see paragraph 5.5 of this document).
- 6.12 Following the consultation on the Scoping Report some changes were made to the SA objectives and indicators. The following objective was added after Natural England highlighted the importance of accessible greenspace:
- To ensure the provision of adequate recreational facilities, including accessible greenspace.*
- 6.13 The SA objectives are distinct from the SPD objectives; however there may be some overlapping between the two sets. The final list of SA objectives and indicators are listed in Table 6.2 below. It should be noted that the objectives within the table are not ranked.

Table 6.2: Sustainability Appraisal Framework

	Sustainability Appraisal objective	Indicator
ENVIRONMENTAL		
a	To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character ¹⁵	Area provided as natural green space Creation of new wildlife habitat areas The production and review of landscape character assessments and settlement character studies
b	To improve the water and soil quality of the site	Remediation of any contamination on the site to the appropriate level, depending on the land use, through the planning application process
c	To reduce the risk of flooding	Incorporation of appropriate flood mitigation measures
d	To reduce contributions to climate change	Proportion of development incorporating sustainable energy systems
SOCIAL AND ECONOMIC		
e	To deliver a mix of high quality homes, both market and affordable	Residential completions by site size and type Percentage of affordable housing provided
f	To encourage the use of sustainable transport modes	Number of (a) daytime bus services and (b) evening bus services per day and per week
g	To deliver a level of employment on site as part of a mixed use scheme	Employment floorspace completions by type (gross and net)
h	To ensure the provision of adequate recreational facilities, including accessible greenspace	Area provided as recreational space

¹⁵ In accordance with Policy CS19 of the West Berkshire Core Strategy 2006-2026, the term 'landscape character' has been used in a holistic way where the natural, cultural and functional components of its character are considered as a whole.

7. Development and refining of options and assessing effect

Approach taken:

- 7.1 This section of the SA considers the development, refining, and assessment of the effects of the Compton Institute for Animal Health site SPD.
- 7.2 The objectives of the Compton Institute for Animal Health SPD, which are set out within chapter 5 (paragraph 5.6), set out what the SPD is to achieve in spatial planning terms. It is therefore important to ensure that the objectives of the SPD are in accordance with the principles of sustainability. The SPD objectives are therefore tested for compatibility with the SA objectives. This assessment is set out in Table 7.2 below.
- 7.3 The second part of this chapter contains the assessment of the sustainability implications of pursuing alternative approaches for planning for the Compton Institute for Animal Health site, and an analysis of the most appropriate choices. This is done through an evaluation of the predicted likely significant effects that these would have upon the SA objectives. The task of evaluating the options and the SA of the draft SPD is considered within this chapter and Appendix 3.

Testing the SPD objectives against the SA framework

- 7.4 The objectives of the SPD and SA (listed in Table 7.1) have been tested to establish if they are compatible with one another.

Table 7.1: SPD and SA objectives

SPD objectives	SA objectives
1. To guide the comprehensive redevelopment of the site delivering a residential-led mixed use scheme whilst recognising the current and future role and function of Compton.	A. To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character
2. To ensure future development conserves and enhances the natural beauty of the AONB in accordance with its national designation	B. To improve the water and soil quality of the site
3. To ensure the provision of affordable housing	C. To reduce the risk of flooding
4. To ensure the provision of green infrastructure providing an attractive environment to live, work and spend leisure time.	D. To reduce contributions to climate change
5. To ensure future development addresses flood risk from all sources of flooding	E. To deliver a mix of high quality homes, both market and affordable

SPD objectives	SA objectives
6. To ensure future development is of a high standard of design which protects and enhances the local distinctive character of the existing built and historic environment	F. To encourage the use of sustainable transport modes
7. To ensure the infrastructure needs arising from future development are met.	G. To deliver a level of employment on site as part of a mixed use scheme
	H. To ensure the provision of adequate recreational facilities, including accessible greenspace

7.5 The review (in Table 7.2) indicates that both sets of objectives are compatible with one another (i.e. they have either a positive, potential positive/neutral or a neutral bearing upon one another) and therefore do not need amending. The seven neutral impacts all have no bearing upon the other, for example, providing affordable housing will not impact on the conservation of biodiversity.

Table 7.2: Testing the SPD objectives against the SA framework

Key:

+	Compatible	0/+	Possible neutral / positive compatibility	0	Neutral	-	Possible conflict
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		SA Objectives							
		A	B	C	D	E	F	G	H
SPD Objectives	1	+	+	+	+	+	+	+	+
	2	+	+	+	0	0/+	0/+	0/+	+
	3	0	0	+	+	+	+	+	+
	4	+	+	+	+	+	0/+	+	+
	5	0	0/+	+	0	+	0	+	+
	6	+	0	+	+	+	+	+	+
	7	+	+	+	+	+	+	+	+

Developing the SPD options

- 7.6 The next stage of the SA process incorporates the development of the options and draft SPD, the prediction and evaluation of the effects of the options and draft SPD, along with consideration of any mitigation measures and ways to maximise beneficial effects along the way.
- 7.7 The options were generated using the information contained within the Scoping Report, specifically the baseline information and site characteristics contained within paragraphs 6.3 – 6.5 of Chapter 6 and

Appendix 2 (baseline information). Table 7.3 (below) sets out the description of the options generated, and the reasons why they were generated.

Table 7.3: Potential options

Option	Description of option	Reason for generating the option
1	Do nothing (do not prepare a SPD)	<ul style="list-style-type: none"> Any potential future redevelopment of the site could be guided by the development plan for West Berkshire (which comprises of the South East Plan, Core Strategy, and saved policies of the West Berkshire District Local Plan and suite of SPDs).
2	Leave the site vacant	<ul style="list-style-type: none"> Given the present economic climate, there may be limitations as to what happens with the site.
3	Managed return to nature	<ul style="list-style-type: none"> The site falls within the North Wessex Downs AONB. Managing the sites return to nature would ensure that the special landscape (the AONB) is protected.
4	Prepare an SPD to guide the potential redevelopment of the site for employment uses only	<ul style="list-style-type: none"> Tailored guidance to meet needs. The Core Strategy seeks to facilitate and promote economic growth. The continued use of the site for employment purposes would help to ensure that this aim is not compromised. Potential contamination issues – redevelopment would provide an opportunity for remediation. Landscape sensitivity – the Institute for Animal Health site falls within the North Wessex Downs AONB. The existing buildings do not complement the sensitive landscape character of the area. Comprehensive redevelopment (with parameters set for design) would enable the site

Option	Description of option	Reason for generating the option
		<p>to 'fit in' better than the existing development.</p> <ul style="list-style-type: none"> • Areas at risk of flooding within the Institute for Animal Health site – preparation of an SPD can help to ensure that there are flood mitigation measures and development is located appropriately in flood risk terms. • Poor access to the village of Compton – setting parameters for the level of development would help to ensure that redevelopment does not overburden the highway network.
5	Prepare an SPD to guide the potential redevelopment of the site for residential use only	<ul style="list-style-type: none"> • Tailored guidance to meet needs. • Projected growth – projections suggest that there will be growth in the population and number of households. • Potential contamination issues – redevelopment would provide an opportunity for remediation. • Landscape sensitivity – The Institute for Animal Health site falls within the North Wessex Downs AONB. The existing buildings do not complement the sensitive landscape character of the area. Comprehensive redevelopment (with parameters set for design) would enable the site to 'fit in' better than the existing development. • Areas at risk of flooding within the Institute for Animal Health site – such an SPD would help to ensure there are flood mitigation measures and development is located appropriately in flood risk terms. • Poor access to the village of Compton – setting parameters

Option	Description of option	Reason for generating the option
		<p>for the level of development within an SPD would help to ensure that redevelopment does not overburden the highway network.</p> <ul style="list-style-type: none"> Residential development would allow for a proportion of affordable housing provision, thus contributing towards meeting affordable housing need in the district.
6	Prepare an SPD to guide a potential residential-led mixed use scheme on the site	<ul style="list-style-type: none"> Tailored guidance to meet needs. The Core Strategy seeks to facilitate and promote economic growth. An element of employment on the site would help to ensure that this aim is met. Projected growth – projections suggest that there will be growth in the population and number of households, the latter a result of an increase in single person households. Potential contamination – redevelopment would provide an opportunity for remediation. Landscape sensitivity – the Institute for Animal Health site falls within the North Wessex Downs AONB. The existing buildings do not complement the sensitive landscape character of the area. Comprehensive redevelopment (with parameters set for design) would enable the site to ‘fit in’ better than the existing development. Areas at risk of flooding – preparing an SPD would help to ensure there are flood mitigation measures and development is located appropriately in flood risk terms. Poor access to the village of

Option	Description of option	Reason for generating the option
		<p>Compton – setting parameters for the level of development within an SPD would help to ensure that redevelopment does not overburden the highway network.</p> <ul style="list-style-type: none"> Residential development would allow for a proportion of affordable housing provision, thus contributing towards meeting affordable housing need in the district.

Predicting the effects of the options

7.8 The aim of this part of the SA is to identify any significant conflicts or combined effects between the options identified in Table 7.3 and the SA objectives. The options have been assessed in terms of probability, duration, frequency and reversibility in compliance with the SEA Directive and SEA Regulations. The following issues are considered within Appendix 3 (predicting the effects of the options):

- 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?

Evaluation of the SPD options

7.9 See Appendix 3 (predicting the effects of the options) for the sustainability appraisal table of the six options.

Option 1 (not preparing a SPD):

7.10 This option is environmentally sustainable, and this is because of policies contained within the Core Strategy (which any future planning application for the site would need to adhere to). For example, new developments must incorporate Sustainable Drainage Methods and be constructed to specific Code for Sustainable Homes or BREEAM targets, development must conserve and enhance the local landscape character, and biodiversity assets must be conserved and enhanced. Further benefits not connected to the Core Strategy include improvements to soil quality as a result of the contamination being

dealt with either through Part IIA of the Environmental Protection Act 1990 or Planning and Development Control. It is the responsibility of the developer to ensure that development is safe and 'suitable for use' for the purpose for which it is intended. Nonetheless, whilst potential re-development would need to protect and enhance green infrastructure as per Core Strategy policy CS18, a SPD would allow for further detail and guidance, thus providing the most sustainable benefits to the site and Compton.

- 7.11 The economic sustainability of this option is poor because there is no guarantee that there will be an element of business use on the site. This is because the site is not within a Protected Employment Area, which the Core Strategy specifically seeks to safeguard. This issue could only be overcome by pursuing an option that specifically required an employment use (or element of) on the site. The Council's Employment Land Assessment (ELA) (2007) identified the need to safeguard B1 use classes.
- 7.12 The option is socially sustainable in part. The Core Strategy policy sets affordable housing targets, and any housing development would help to contribute towards the identified district need and could also encourage more sustainable modes of transport. However a wholly residential use on the site could see an increase in traffic movements on the local rural roads as a result of out commuting, and vice versa if the site is to have an employment use.

Option 2 (leave the site vacant):

- 7.13 The environmental sustainability of leaving the site vacant presents a mix of negative, neutral, and positive impacts. On the one hand, this option cannot draw on the positive benefits that the Core Strategy affords, for example, the existing buildings have a detrimental impact upon the AONB, and leaving them as they are will just prolong the impact. The buildings are considered to be at odds with the sensitive local landscape character, which forms part of the North Wessex Downs AONB. Whereas redevelopment would help to ensure development respected the landscape because policy CS14 has regard to design principles and CS19 the conservation and enhancement of the landscape. On the positive side, the contamination on the site would be dealt with under Part IIA of the Environmental Protection Act 1990. It would be the landowner's responsibility to address the contamination as appropriate. Dealing with contamination would also mean that the soil quality is improved.
- 7.14 Not developing the site also means that it is not possible to deliver recreational facilities on the site – it is through contributions from new development that recreational space can be delivered. Not developing the site also presents a missed opportunity for the re-use of a brownfield site.

- 7.15 On the neutral side, leaving the site as it is would be unlikely to increase the risk of flooding. However a positive aspect of this option is that the stopping of the use of the site would reduce carbon emissions (i.e. the buildings would no longer need lighting or heating and vehicular travel to the site would effectively end).
- 7.16 Option 2 is economically unsustainable because it would neither retain nor increase employment floorspace on the site. This could impact upon local employment opportunities in the longer term.
- 7.17 This option is not socially sustainable because it would not deliver any housing, despite there being an identified need for housing in the district as a result of the anticipated population increase. Neither would this option encourage the use of sustainable transport modes.

Option 3 (managed return to nature):

- 7.18 Progressing a managed return to nature is environmentally sustainable and will further protect the sensitive landscape character of the area. Contamination would be dealt with under Part IIA of the Environmental Protection Act 1990, so soil quality would be improved. The removal of the buildings on site would decrease flood risk because of the greater area of land available for infiltration.
- 7.19 Because there would be no development through this option, there would be no gains or reduction to climate change contributions. However as with Option 2, this option would no longer require the lighting or heating of buildings and the stopping of the existing use would reduce vehicular travel to the site.
- 7.20 Option 3 is economically unsustainable because it would neither retain nor increase employment floorspace on the site. This could impact upon local employment opportunities in the longer term.
- 7.17 This option is not socially sustainable because it would not deliver any housing, despite there being an identified need for housing in the district as a result of the anticipated population increase. Neither would this option encourage the use of sustainable transport modes. This option would have the potential to provide greenspace however it would not necessarily be accessible.

Option 4 (prepare a SPD to guide the potential redevelopment of the site for employment purposes only):

- 7.21 Option 4 is economically sustainable because it would ensure that an employment use would be continued on the site, and the employment use could in fact be more intensive. This would ensure local employment opportunities remain in the longer term.

- 7.22 This option is in part socially sustainable because it could encourage additional bus services. However, it would not deliver any housing which is needed to meet the identified housing need in the district as a subsequence of the increasing population. This option could see an increase in traffic on the local rural roads because whilst some employees may live locally, the bulk could commute in, especially as there is no local train station and the existing bus services are limited.
- 7.23 There are several positive environmental sustainability benefits with this option. This is because the SPD could supplement the Core Strategy policies that have regard to biodiversity and conservation and enhancement of the landscape character. An employment use is considered low risk in an area of flood risk. Improvements to soil quality would be expected as a result of the contamination being dealt with either through Part IIA of the 1990 Environmental Protection Act or Planning and Development Control. It is the responsibility of the developer to ensure that development is safe and 'suitable for use' for the purpose for which it is intended. Furthermore, because employment development must meet the BREEAM standards set out in the Core Strategy, this option would help reduce contributions to climate change.
- 7.24 The Council's 'Delivering Investment from Sustainable Development' (Developer Contributions) Supplementary Planning Guidance (SPG) encourages either on-site open space (which includes recreational facilities) or contributions towards open space.

Option 5 (prepare a SPD to guide the potential redevelopment of the site for residential purposes only):

- 7.25 The preparation of a SPD to guide residential development is a socially sustainable option. It would contribute towards the identified housing need in the district. Ensuring a permeable design in the SPD may encourage shorter journeys to be made on foot or bike. Development may also encourage additional bus services to and from Compton. The Saved West Berkshire Local Plan policy and the Developer Contributions SPG set out open space requirements and contributions.
- 7.26 However, this option could encourage out commuting to work, and this would bring with it an associated increase in traffic on the local rural roads.
- 7.27 The option is not economically sustainable because it would not maintain an employment use (or even an element of employment) on the site. The only way of overcoming this would be to progress another option that does include an employment use on the site.
- 7.28 The environmental sustainability of this option is wholly positive. An SPD can add more detail to the biodiversity and landscape of the Core Strategy and contamination on the site would be dealt with through either Part IIA of the Environmental Protection Act 1990 or through

Planning and Development Control. Sustainable Drainage Methods are necessary under Core Strategy policy, and these may reduce surface water flooding. Furthermore the SPD can set parameters for the location of development in relation to the flood risk on the site. The environmental sustainability of this option is further enhanced by any residential development needing to meet the appropriate Code for Sustainable Homes level (as set out in the Core Strategy), and the delivery of recreation space as a result of developer contributions.

Option 6 (prepare a SPD to guide a potential residential-led mixed use development):

- 7.29 As is the case with option 5, option 6 is in the main, socially sustainable. It could encourage additional bus services, and it would deliver housing which is needed to help meet the identified housing need in the district as a subsequence of the increasing population.
- 7.30 The option is economically sustainable because it would ensure that an element of employment is retained on the site thus ensuring local employment opportunities remain in the longer term.
- 7.31 The environmental sustainability of the scheme is positive. An SPD can add more detail to the biodiversity and landscape of the Core Strategy and contamination on the site would be dealt with by the Part IIA of the Environmental Protection Act 1990 or through Planning and Development Control. Sustainable Drainage Methods are necessary under Core Strategy policy, and these can help reduce surface water flooding. Furthermore the SPD can set parameters for the location of development in relation to the flood risk on the site from the River Pang and groundwater flooding. The environmental sustainability of this option is further enhanced by any residential development needing to meet the appropriate Code for Sustainable Homes level (as set out in the Core Strategy), and the delivery of recreation space as a result of developer contributions.

Preferred option:

- 7.32 For environmental sustainability, options 5 and 6 are the most sustainable because development would be required to protect and conserve and enhance the landscape, ensure the risk of flooding is reduced and contamination are addressed, and enable recreational space within the redevelopment. Option 3 is the most positive in terms of the protection of the AONB because there would be no development on the site, it would be returned to nature in a managed way thereby giving the greatest protection to the landscape. Option 3 would also ensure that the risk of flooding would be reduced and contamination addressed.

- 7.33 With regards to economic sustainability, options 4 and 6 are the most sustainable options because they ensure there is a continued element of employment on the site.
- 7.34 Options 5 and 6 are the most sustainable options in social sustainability terms because they would provide housing which would contribute towards the housing needs of the district. Development may also result in additional bus services to and from Compton.
- 7.35 Overall, option 6 is considered to be the most sustainable reasonable option tested and therefore the preferred option because it affords positive effects for all of the SA objectives and has an overall positive effect. Option 6 is thus the most economically, environmentally, and socially sustainable.

Mitigation:

- 7.36 In the context of SA, mitigation refers to any approach which is aimed at avoiding, preventing, reducing or compensating for significant adverse impacts on the sustainability objectives. In addition, the concept of mitigation covers broader issues such as the enhancement of positive effects where relevant. No significant negative sustainability impacts have been identified for the six options as requiring mitigation. Nonetheless, S106 developer contributions or CIL (Community Infrastructure Levy) funding (depending upon when any future planning application submitted because CIL will apply from 1 April 2014) would provide infrastructure to support the delivery of the potential redevelopment at the Institute for Animal Health site.

SA of the draft Compton Institute for Animal Health SPD:

- 7.37 The preferred option has been taken forward and developed into the draft SPD. The draft SPD sets out the opportunities and constraints relating to the site in order to maximise the quality of the final development achieved. A Development Framework has been produced which seeks to deliver the vision and objectives of the SPD, guiding any potential future redevelopment on the site to deliver a mixed use scheme which responds to the character and function of the village whilst conserving and enhancing the AONB. It goes on to set out a number of development principles which should be adhered to in the redevelopment of the site. The draft SPD has been subject to SA, see below for the assessment.

Table 7.4: Predicting the effects of the draft SPD

Key

++	Very positive effect	+	Positive effect	0	Neutral / unknown effect
+ / -	Some possible positive / negative effects	-	Negative effect	--	Very negative effect

Draft SPD	
SA Objective	Score / Comment
A. To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character	+ +
	<p>The SPD seeks opportunities to maintain important tree belts, hedgerows, areas of grassland and making provision for species such as bats.</p> <p>The northern part of the site would be recommended to be excluded from the developable area to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape. The middle part of the site should be developed at a lower density than the southern part to prevent an adverse impact on the AONB and to reflect the pattern of the built form on the northern edge of the village. The design of any development in the southern part of the site should ensure the close relationship with the adjacent Conservation Area is conserved and enhanced.</p> <p>If street lighting is necessary it has the potential to have an urbanising effect within the AONB. If installed, the design of lighting should therefore reflect the rural character of the area and minimise light pollution.</p>
B. To improve the water and soil quality of the site	+
	<p>There is a degree of contamination on the site which will be considered further as part of any future planning application. Many of the buildings would need to be demolished and remediation would be to the appropriate level for the proposed land uses, which would have a cost implication. Any remediation should take into account any plans or preferences for infiltration SuDS infrastructure in the proposed development.</p> <p>SuDS would be required on the site and these would help improve the water quality discharging from the development.</p>
C. To reduce the risk of flooding	+
	<p>The southern part of the site is located within Flood Zone 2 and 3 of the River Pang. A flood risk study has also investigated the risk of groundwater and surface water flooding on the site. As a result, only less vulnerable uses and water compatible development should be located below the 103m AOD contour line (within the southern part of the site), unless detailed modelling indicates otherwise.</p> <p>SuDS would be required to minimise the volume of runoff from the development.</p> <p>The abstraction wells at the site could be retained as additional flood mitigation infrastructure.</p>
D. To reduce contributions to climate change	+
	<p>Development would be required to meet the minimum standards for construction requirements (Code for Sustainable Homes / BREEAM) in the Core Strategy, and to show a reduction in CO₂ emissions.</p>
E. To deliver a mix of high quality homes, both market and affordable	+
	<p>The SPD will be for a residential led mixed use development. Design principles will be set out to help create high quality homes. Affordable housing will be provided in accordance with the Core Strategy policy.</p>
F. To encourage the use of sustainable transport modes	+
	<p>Development could encourage additional bus services to and from Compton which would help to reduce private car usage. Some</p>

Draft SPD	
SA Objective	Score / Comment
	<p>residents who live on the site could be employed on the site as commercial floorspace is expected.</p> <p>Having a permeable layout with footpath, bridleway and pedestrian links throughout the site will help improve connectivity not only with the wider public rights of way network but also to the village centre and the rest of the village.</p> <p>A Travel Plan would need to be submitted alongside any future planning application.</p>
G. To deliver a level of employment on site as part of a mixed use scheme	<p style="text-align: center;">+</p> <p>The SPD will be for a residential led mixed use development.</p> <p>An element of employment generating floorspace would provide an opportunity for local employment.</p>
H. To ensure the provision of adequate recreational facilities, including accessible greenspace	<p style="text-align: center;">+</p> <p>Green infrastructure should be incorporated into the fabric of the development and also link with surrounding landscape features. As a minimum, development would be required to meet the open space requirements of the developer contributions SPG (or any subsequent developer contributions SPD or CIL).</p> <p>The cricket pitch should be retained as an area of open space and for community use.</p>
Summary of effect	<p>Effect: Positive Likelihood: High Scale: Local Duration: Permanent Timing: Short to long term</p>

Evaluation of the draft SPD:

- 7.38 The draft SPD appraisal shows that against each SA objective a positive effect is likely and achieves an overall positive effect in the short to long term.
- 7.39 By recommending the exclusion of the northern part of the site from the area of developable land the SPD will be guiding the potential redevelopment of the site to make a significant positive contribution to the landscape character and local distinctiveness of the landscape. Flooding is an issue for Compton village and the draft SPD has positive sustainable effects in the SA objective 'To reduce the risk of flooding' by guiding residential development away from the southern most part of the site unless detailed modelling indicates otherwise. The draft SPD will be socially sustainable as through a mixed use scheme it would provide housing, along with much needed affordable housing. The necessary infrastructure to support the redevelopment would be provided on site and/or through developer contributions as required by the developer contributions SPG (or any subsequent developer contributions SPD or CIL). An element of employment generating floorspace would provide an opportunity for local employment on the site which is sustainable in social and economic terms.

- 7.40 There are no negative sustainability impacts. No mitigation is required and no suggested alterations to the draft SPD have been found through the sustainability appraisal process.

Conclusion on the draft SPD

- 7.41 Overall the draft SPD is environmentally, socially and economically sustainable. No mitigation has been identified as necessary to avoid, prevent, reduce or compensate for any significant adverse impacts on the sustainability objectives. As such no amendments are required to the draft SPD and it is recommended for taking forward for consultation as a draft SPD for the Compton Institute for Animal Health site.

Proposals for monitoring

- 7.42 To ensure that the predicted benefits of the draft SPD are delivered, it will be necessary to monitor the performance of the SPD when adopted. The indicators for monitoring are set out in Table 6.2 of chapter 6. The Council's Monitoring Report will be the main vehicle for the future monitoring of the SPD.

Summary of key sustainability considerations

- 7.43 In summary, an SPD for the Compton Institute for Animal Health site which focuses on the potential redevelopment as a residential led mixed use scheme is considered to lead to positive impacts in the short, medium and long term. Such positive impacts include:
- Continuation of an employment use on the site, albeit at a smaller scale than the existing employment use.
 - Contribution towards the districts housing needs.
 - Creation of recreational and green spaces on the site would contribute towards the green network.
 - Improvements to water and soil quality.
 - Enhancements to biodiversity and the distinctiveness of the local landscape character if sensitively designed and sited.
- 7.44 Whilst there are advantages of the SA process (which are detailed within chapter 2 of this document), there are nonetheless limitations. These are focused around the availability and usefulness of the data used to inform the baseline information. Some of the data used is collected at long interval periods, whilst there are also disparities at which the level of data is collected. Examples of this include:
- No available data on renewable energy generation for Compton.
 - Details of travel to work methods are collected as part of the Census only (collected at 10 year intervals). The 2011 Census data

is due to be fully released outside of the timeframe for the production of the draft SA and SPD.

- 7.45 Additionally, there are limitations as to what the SA can realistically achieve. For example, biodiversity levels cannot be increased directly, however the SPD can help to contribute towards the maintenance and provision of habitats which can support and facilitate biodiversity.

8. Consultation and next steps

- 8.1 The draft SA report and draft SPD will be subject to a 6 week period of consultation between 15th February and 2nd April 2013. All comments should be returned to:

Compton IAH Project Team
Planning Policy
Planning and Countryside
West Berkshire Council
Market Street
Newbury
Berkshire
RG14 5LD

Or

Email: planningpolicy@westberks.gov.uk
Tel: 01635 519 111

- 8.2 The comments on the draft SPD and SA will then be collated and analysed. The documents will then be amended as appropriate. A final SA Report will be produced to support the final SPD for adoption.

Appendices

Appendix 1: Links to other strategies, plans, policies and programmes used to inform the draft SPD

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
International				
Refer to Appendix 3 of the West Berkshire Core Strategy Sustainability Appraisal (October 2011): http://www.westberks.gov.uk/index.aspx?articleid=24036				
European				
Refer to Appendix 3 of the West Berkshire Core Strategy Sustainability Appraisal (October 2011): http://www.westberks.gov.uk/index.aspx?articleid=24036				
National				
National Planning Policy Framework (NPPF)				
Achieving Sustainable Development (paragraphs 6-10)	Planning must contribute towards achieving sustainable development. Sustainable development has three roles – economic, environmental, and social. Gains should be sought for these three roles through the planning system.	No measurable targets	Consider economic, environmental, and social factors	The sustainability framework covers economic, environmental, and social factors
Presumption in favour of sustainable development (paragraphs 11-16)	Presumption in favour of sustainable development now underpins the planning system. All plans must be based upon this presumption by positively seeking opportunities to meet development needs.	No measurable targets	Seek the redevelopment of the Compton IAH site in a sustainable manner	Reflect the key objectives in the SA framework
Core planning principles (paragraph 17)	Core planning principles: <ul style="list-style-type: none"> Enhance and improve places in which people live; Proactively drive and support sustainable economic development; High quality design and good standard of amenity; 	No measurable targets	Ensure that: <ul style="list-style-type: none"> Any development makes use of the highest possible standard of sustainable design and construction that are capable of adaptation to the predicted effects of 	Reflect the key objectives in the SA framework

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
	<ul style="list-style-type: none"> • Recognise the intrinsic character and beauty of the countryside, and support rural communities; • Support the transition to a low carbon future; • Take full account of flood risk; • Encourage the use of renewable resources; • Conserve and enhance the natural environment, and reduce pollution; • Encourage the re-use of land if it is not of high environmental value; • Promote mixed use developments whilst recognising that open land has numerous benefits (e.g. wildlife, recreation, flood risk mitigation, carbon storage, and food production); • Actively manage patterns of growth to make the fullest use of public transport; and • Take account of local strategies to improve health, social, and cultural wellbeing, and deliver community and cultural facilities to meet local needs. • Conserve heritage assets in a manner appropriate to their significance. 		<p>climate change;</p> <ul style="list-style-type: none"> • Carbon emissions are reduced, and carbon reductions are encouraged; • Developments are low carbon, and use renewable energy techniques; • There is space for housing of types that helps to address the needs of the community; • Provision is made for sustainable economic growth which complements the rural nature of Compton; and • Flooding issues within the site are considered. • Any development should make a positive contribution to the character of the locality. • Any development creates an environment which is safe and accessible. 	
Building a strong and competitive economy (section 1, paragraphs 18-20)	Support sustainable economic growth	No measurable targets	Ensure that provision is made for sustainable economic growth which complements the rural nature of Compton.	Reflect the key objectives in the SA framework
Supporting a prosperous rural economy	Support economic growth in rural areas	No measurable targets	Ensure that provision is made for sustainable economic growth which complements the rural	Reflect the key objectives in the SA framework

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
(section 3, paragraph 28)			nature of Compton.	
Promoting sustainable transport (section 4, paragraphs 29-30)	Balance of the transport system needs should be balanced in favour of sustainable transport modes. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.	No measurable targets	Where possible, ensure development reduces the need to travel, such as with a mixed use site. Accessibility should be a consideration, particularly by sustainable modes of transport.	Reflect the key objectives in the SA framework
Delivering a wide choice of high quality homes (section 6, paragraphs 50 and 55)	Deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities. Within rural areas, housing development should be located where it will enhance or maintain the vitality of rural communities.	No measurable targets	Provision of affordable housing to address the needs of the community.	Reflect the key objectives in the SA framework
Requiring good design (section 7, paragraphs 59 and 61)	Use of design codes where they could help deliver high quality outcomes. Connections between people and places, and the integration of new development in to the natural and built environment.	No measurable targets	Consideration of design issues	Reflect the key objectives in the SA framework
Promoting healthy communities (section 8, paragraphs 69, 73-74)	Facilitation of social interaction and the creation of safe and accessible environments and healthy and inclusive communities. Access to high quality open spaces and opportunities for sport and recreation (contribute towards health and well-being of communities). Protection of existing open space unless it can be shown that they are surplus to requirements, or the loss is made up elsewhere (of better or equivalent size and standard).	No measurable targets	Ensure that there is adequate provision for community facilities, and open space, sport and recreation within the site to help meet the needs of the community. So that the SPD is compatible with this Scoping Report, it should be ensured that new development creates a safe and accessible environment and makes the best use of open space and includes	Reflect the key objectives in the SA framework

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
			<p>areas designated for sport and recreation. All open spaces should be easily accessible by all members of the community. Where appropriate, cycle routes should also be incorporated into the design. The use of the private car to access these spaces should be minimised.</p>	
<p>Meeting the challenge of climate change and flooding (section 10, paragraphs 95, 100)</p>	<p>Development should be within locations and built in a way that reduces greenhouse gas emissions,</p> <p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.</p>	<p>No measurable targets</p>	<p>Encourage the reduction of carbon emissions.</p> <p>Encourage developments that are low carbon, and use renewable energy technologies.</p> <p>Ensure that any development is of the highest possible standard of sustainable design and construction that are capable of adaptation to the predicted effects of climate change.</p> <p>Ensure the SPD covers flooding issues for the site.</p>	<p>Reflect the key objectives in the SA framework</p>
<p>Conserving and enhancing the natural environment (section 11, paragraph 109)</p>	<p>Protect and enhance valued landscape, recognise the wider benefits of ecosystem services, minimise impacts on biodiversity and provide net gains where possible, remediate contaminated land where possible, prevent new and existing development from being at an unacceptable risk from pollution.</p>	<p>No measurable targets</p>	<p>Ensure that there are opportunities to provide wildlife areas.</p> <p>The SPD should specify that any development should complement the existing visual setting and</p>	<p>Reflect the key objectives in the SA framework</p>

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
			<p>character of the locality, whilst having particular regard to its location within the AONB.</p> <p>In respect of contamination, this is covered by conditions at the planning application stage.</p>	
<p>Conserving and enhancing the historic environment (paragraphs 126, 129, 132 and 137)</p>	<p>For any development to make a positive contribution to the local character and distinctiveness of the area by taking opportunities to draw on the contribution made by the historic environment</p>	<p>No measurable targets</p>	<p>The SPD will need to ensure that any development conserves and enhances heritage assets in a manner appropriate to their significance</p>	<p>Reflect the key objectives in the SA framework</p>
Regional				
<p>South East Plan (2009)</p>	<p>A socially and economically strong, healthy and just South East that respects the limits of the global environment. The impact of current high levels of resource use will be reduced, and the quality of the environment will be maintained and enhanced.</p> <p>With regard to the AONB, high priority will be given to the conservation and enhancement of natural beauty in the region's Areas of Outstanding Natural Beauty (AONBs) and planning decisions should have regard to their setting. Proposals for development should be considered in that context. Positive land management policies should be developed to sustain the areas' landscape quality.</p>	<ul style="list-style-type: none"> • Policy CC2: reduction in the regions carbon dioxide emissions by at least 25% below 1990 levels by 2015 and by 80% by 2050. • Policy H1: deliver 525 dwellings per annum in the period from 2006-2026 within West Berkshire. • Policy RE3: provision of a range of employment sites and premises to meet general needs in urban areas, and 	<p>The SPD should consider the efficient use of existing and underused employment sites to deliver employment opportunities. The SPD will also need to ensure it contributes towards the delivery of the district's housing requirement of 525 dwellings per annum whilst affording the AONB the highest level of conservation and enhancement when considering any development.</p>	<p>Reflect the key objectives in the SA framework.</p>

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
		<p>areas that make efficient use of existing and underused sites.</p> <ul style="list-style-type: none"> • Policy C3: High priority will be given to conservation and enhancement of natural beauty in the regions Areas of Outstanding Natural Beauty (AONBs) and planning decisions should have regard to their setting. 		
Local				
Local Plan				
West Berkshire District Local Plan 1991-2006 Saved Policies: Main Report (September 2007)	<p>The Council will follow the existing settlement pattern and hierarchy found within the district area in seeking sustainable locations for development which minimise the need to travel and with appropriate access to public transport services and other community facilities. In this context the Council would prefer to see the redevelopment of brownfield sites (land previously developed) than the use of 'greenfield' (undeveloped) land (overall strategy which is enshrined in policy OVS.1).</p> <p>Ensure that any development is sustainable in terms of accessibility and location.</p>	<ul style="list-style-type: none"> • HSG.1: New housing development will normally be permitted within the identified boundary of Compton. • HSG11: small scale affordable housing schemes will be allowed as an exception to other policies to meet local needs in certain circumstances. • ENV19: the re-use 	The SPD will need to require an element of affordable housing provision which is in line with Council policy.	Reflect the key objectives in the SA framework.

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
		<p>and adaptation of existing rural buildings is allowed subject to criteria being fulfilled.</p> <ul style="list-style-type: none"> • ENV20: the redevelopment of existing buildings in the countryside will be permitted subject to proposals meeting certain criteria. 		
Local Development Framework				
West Berkshire Core Strategy (Adopted July 2012)	<p>Within the proposed settlement hierarchy (Policy ADPP1), Compton is to be a service village as it has a limited range of services and has some limited development potential to meet local needs. Compton IAH site is identified as an opportunity site (ADPP5) adjacent to the village settlement boundary which could potentially provide a greater level of growth than that normally expected in a service village. The AONB will be a place where the landscape is managed to conserve and enhance its natural beauty in accordance with its national designation. Development will have appropriate sustainable growth to meet identified local needs and support the local communities and rural economy.</p>	<ul style="list-style-type: none"> • Policy ADDP1: 60% of new development on PDL. • Policy ADPP5: up to 2000 new dwellings within the North Wessex Downs AONB. • Policy CS1: 10,500 new dwellings between 2006 and 2026. • CS4: mix of housing types and sizes to reflect local needs. Densities relate to character of surrounding area, accessibility of 	<p>The SPD should require an appropriate housing mix, including an element of affordable housing to ensure to help meet identified housing need.</p> <p>The scale of development will need to reflect Compton's role within the settlement hierarchy.</p>	<p>Reflect the key objectives in the SA framework.</p>

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
		<p>location and availability of existing and proposed local service, facilities and infrastructure.</p> <ul style="list-style-type: none"> • CS5: development to meet requirements set out in SPG “Delivering Investment through Sustainable Development” or any replacement guidance. • Policy CS6: 30% affordable housing provision. The tenure split sought is 70% social rented and 30% intermediate affordable units. • CS9: a range of types and sizes of employment premises will be encouraged throughout the District to meet the needs of the local economy. • CS10: continued need to protect and support the 		

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
		<p>development of start-up businesses.</p> <ul style="list-style-type: none"> • CS13: encourage sustainable travel and minimise the impact on the strategic and local road network. To reduce the % of pupils arriving at school by car. • CS14: respect and enhance the character and appearance of the area. • CS15: 100% of all eligible applications to meet the required BREEAM and Code for Sustainable Homes standard. Reduce CO₂ emissions. • CS16: no increase in properties at risk from flooding (Flood Zones 2 and 3). • Policy CS17: conservation and enhancement of biodiversity and geodiversity assets. 		

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
		<ul style="list-style-type: none"> Policy CS18: protection and enhancement of green infrastructure. Policy CS19: conservation and enhancement of diversity and local distinctiveness. 		
Quality Design West Berkshire SPD	<p>The SPD was published to promote higher standards in urban design and provide advice to help implement the Government's commitment to good design. The guide is relevant to all aspects of the built environment, including the design of buildings and spaces. It specifically aims:</p> <ul style="list-style-type: none"> To improve the design quality and sustainability of development schemes in West Berkshire. To set out a check list of design and sustainability matters which should be taken into account by developers in preparing their proposals. 	No measurable targets	Ensure that objectives have regard to design and quality of design.	Reflect the key objectives in the SA framework.
Other Local Documents				
Compton Parish Plan (April 2005)	<p>The Parish Plan identifies 16 objectives. Those that are applicable to the site are as follows:</p> <ul style="list-style-type: none"> To provide and/or maintain facilities that enhance village amenities Ensure that those with disability can access facilities and amenities To ensure that young and old have information 	No measurable targets.	<p>The SPD should consider:</p> <ul style="list-style-type: none"> The provision of access by all members of the community to services and infrastructure to enable social inclusion. Incorporating environments that stimulate a healthy 	Reflect the key objectives in the SA framework.

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
	<p>concerning, and access to, amenities, facilities and activities relevant to their needs</p> <ul style="list-style-type: none"> • To ensure continued provision of these groups (Scouts / Guides). • To provide a clean and safe environment for outdoor recreation and to maintain the village appearance. • Improve pavements and lighting throughout the village. • To ensure controlled and appropriate provision of housing to include social and affordable housing 		<p>environment, including access to walkways, cycle paths, and facilities for sports and recreation.</p> <ul style="list-style-type: none"> • Mixed use development to provide not only housing to meet local needs, but also small scale employment to facilitate the employment of local people. • Encourage designs to reduce the risk of crime and anti-social behaviour. • Design and layout. • Open space requirements. 	
Compton Village Design Statement	New development needs to be based upon local character and sense of place.	No measurable targets.	The SPD must have regard to the main design principles set out in the Village design Statement.	Reflect the key objectives in the SA framework.
North Wessex Downs AONB Management Plan 2009-2014	<p>Objectives:</p> <ul style="list-style-type: none"> • Maintain and enhance the distinctive landscape character of the North Wessex Downs. • To create a diverse rural skills base to support traditional and emerging land based enterprises that support the activity of the AONB. • Ensure that the characteristics and species of the AONB biodiversity are conserved and enhanced. • Enhance the protection, management and setting of the archaeological and historic features, sites and landscapes that characterise the North Wessex Downs. 	No measurable targets.	The SPD should outline that any development should complement the existing visual setting and character of the locality, whilst having particular regard to its location within the AONB.	Reflect the key objectives in the SA framework.

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
	<ul style="list-style-type: none"> • To conserve and improve the quality and depth of the soils in the North Wessex Downs. • To encourage appropriate development that meets the economic and housing needs of the AONB and surrounding community. • To ensure that the formulation and implementation of planning policies across the North Wessex Downs takes full account of the purposes of designation and the character and quality of the AONB and its setting. • Promote a sustainable and rural economy. • To enable vibrant communities to develop sustainably in the North Wessex Downs by stimulating economic prosperity and local culture. • To encourage an enhanced sense of ownership and respect for the distinctive character of the North Wessex Downs amongst local people. • To provide transport that is more sustainable and meets the needs of residents and visitors to the North Wessex Downs. • To promote a recreation and tourism sector that is well managed, sustainable and adding value to the local economy whilst respecting the special qualities of the North Wessex Downs. 			
North Wessex Downs AONB Integrated Landscape Character Assessment (Technical	<p>Within the 'Blewbury Downs' landscape character area. Key management requirements for this area are:</p> <ul style="list-style-type: none"> • Preservation of the remoteness and openness of the Blewbury Downs area. • The sparse settlement pattern should be 	No measurable targets.	The SPD should outline that any development should complement the existing visual setting and character of the locality, whilst being sensitive to the sensitivity of the landscape (as a result of the AONB designation).	Reflect the key objectives in the SA framework.

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
Report) (March 2002)	<p>maintained (i.e. villages at the head of dry valleys and on the edge of scarps).</p> <ul style="list-style-type: none"> • Management of rural traffic. 			
Landscape Sensitivity Assessment of the Potential Impact of the Scale and Distribution of Development in the North Wessex Downs AONB (January 2011)	<ul style="list-style-type: none"> • The overriding objective should be that the village remains small and contained within its dry valley setting and the wider landscape retains its visual qualities and sense of relative remoteness. • The northern side of Compton is noted for its openness, and it is very important that no development should be visually intrusive. • The existing Institute for Animal Health currently detracts from the character of the village (except where it abuts the High Street), and the special qualities of the AONB. Opportunities should be sought to remedy this. 	No measurable targets.	The SPD should outline that any development should complement the existing visual setting and character of the locality, whilst having particular regard to its location within the AONB.	Reflect the key objectives in the SA framework.
West Berkshire Council Housing Strategy 2010-15	Increase the supply of affordable housing through the adoption and implementation of the Core Strategy.	Delivery of 920 new social rented and intermediate tenure homes by 2015 in West Berkshire District.	The SPD should require an element of affordable housing to meet identified housing need.	Reflect the key objectives in the SA framework.
Strategic Flood Risk Assessment Level 1 (May 2008)	Flood Risk Assessment (FRA) required for sites in Flood Zone 3, Flood Zone 2, and all sites greater than 1ha in area within Flood Zone 1. Localised flood risks should also be addressed. Any SUDS must take due account of groundwater and geological conditions.	No measurable targets.	The SPD should outline that a Flood Risk Assessment is required to address flooding from all sources of flooding.	Reflect the key objectives in the SA framework.
A Breath of Fresh Air – A Sustainable Community	The strategy has five themes which are to be achieved in 2026 (greener, healthier, prosperous, safer, and stronger). Strategic aims have then been set out as a way of achieving the themes:	No measurable targets.	<p>The SPD should consider:</p> <ul style="list-style-type: none"> • The adoption of renewable and energy efficient energy 	Reflect the key objectives in the SA framework.

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
Strategy for West Berkshire 2011-2012	<p><u>Greener</u></p> <ul style="list-style-type: none"> • Reduce the carbon footprint of the district. • Ensure local services remain accessible. • Increase the use of local food resources. <p><u>Healthier:</u></p> <ul style="list-style-type: none"> • Ensure children and young people have a healthier lifestyle. • Reduce the gap between the least and most healthy • Improve the health and wellbeing of local people • Promote the independence of older people. <p><u>Prosperous</u></p> <ul style="list-style-type: none"> • Increase the number of residents employed locally. • Support and encourage the provision of appropriate, decent and sufficient housing. <p><u>Stronger:</u></p> <ul style="list-style-type: none"> • Ensure resources are directed to the areas of most need. • Encourage and support independent living for vulnerable people. 		<p>production, and the use of combined heat and power and photovoltaic cells.</p> <ul style="list-style-type: none"> • The need to continue to provide access to services and infrastructure to enable social inclusion. • Incorporating environments that stimulate a healthy environment, including access to walkways, cycle paths, and facilities for sports and recreation. • Mixed use development to provide not only housing to meet local needs, but also small scale employment to facilitate the employment of local people. • Encourage designs to reduce the risk of crime and anti-social behaviour. 	
West Berkshire Council Plan 2010/11	<p>The long term vision for West Berkshire is identified as:</p> <ul style="list-style-type: none"> • Prosperous West Berkshire. • Stronger communities. • Greener West Berkshire. 	No measurable targets.	<p>The SPD should consider:</p> <ul style="list-style-type: none"> • Mixed use development which includes employment and community uses. • Incorporating environments 	Reflect the key objectives in the SA framework.

Plan / Policy / Programme	Key objectives of plan relevant to the Compton IAH SPD and Sustainability Appraisal	Key targets and indicators relevant to SPD and SA	Implications for the SPD	Implications for the SA
	<ul style="list-style-type: none"> • Safer West Berkshire. • Healthy individuals. 		<p>that stimulate a healthy environment, including access to walkways, cycle paths, and facilities for sports and recreation.</p> <ul style="list-style-type: none"> • Design which reduces the risk of crime. 	
Draft West Berkshire Council Strategy 2012-16	<p>The Council's priorities in delivering public services are:</p> <ul style="list-style-type: none"> • Caring for and protecting the vulnerable. • Promoting a vibrant district. • Improving education. • Protecting the environment. 	No measurable targets.	The SPD should balance the protection of the environment, economic development and the housing needs of local residents.	Reflect the key objectives in the SA framework.
Local Transport Plan 2011-2026 (3)	<p>Objectives:</p> <ul style="list-style-type: none"> • To improve travel choice and encourage sustainable travel; • To maintain and make the best use of West Berkshire's transport assets for all modes; • To improve access to employment, education, health care, retail and leisure opportunities; • To improve and promote opportunities for healthy and safe travel; • To minimise the impact of all forms of travel on the environment. 	No measurable targets	The SPD should look to encourage a reduced reliance on the private car by way of cycle routes, footpaths, and enhancements of the public transport services for the site.	Reflect the key objectives in the SA framework.

Appendix 2: Baseline information

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
ENVIRONMENTAL						
Landscape sensitivity	<p>The site falls within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) landscape character area of the Blewbury Downs.</p> <p>Northern part of the site and the cricket ground are considered inappropriate for development.</p>	None	No measurable target.	No measurable trend.	Development must be designed sympathetically and not detract from the character of the village. Development in the most northerly section would extend the village beyond its natural valley setting.	West Berkshire Council Landscape Sensitivity Assessment of the Potential Impact of the Scale and Distribution of Development in the North Wessex Downs AONB, January 2011.
Renewable energy generation (completed)	<p>West Berkshire District:</p> <ul style="list-style-type: none"> • 2010/11: 0.567MW • 2009/10: 0.047MW • 2008/09: 0.016MW • 2007/08: 0.014MW • 2006/07: 0.006MW 	None	No measurable targets set.	Lack of available data (for Compton and the district as a whole) means that it is difficult to make a reliable judgement on trends.	<p>Encourage renewable energy.</p> <p>Quality Design SPD encourages the incorporation of sustainable design techniques. There is the likelihood that there will be greater renewable energy generation in the future.</p>	<p>West Berkshire Annual Monitoring Report (AMR)</p> <p>West Berkshire Quality Design SPD</p>

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
Properties at risk of flooding	The area to the south of the site (part of the cricket ground, main access road and security building) falls within Flood Zone 2 and 3. Large area of the site is within an area of groundwater emergence. Groundwater flooding was reported in parts of Compton and the south of the site in 2001.	None	No measurable targets set.	No trend identified.	A Flood Risk Assessment will be required to address flooding from all sources of flooding.	Environment Agency West Berkshire Strategic Flood Risk Assessment (SFRA) (Level 1)
Amenity space requirements in Compton	No data available.	None	The West Berkshire Quality Design SPD requires the following: <ul style="list-style-type: none"> • 1 and 2 bed houses: 70m². • 3+ bed houses: 100m². • 1 and 2 bed flats: 70m² of communal spaces per unit. • 3+bed flats: 40m² of communal space per unit. 	No trend identified.	Development will need to provide amenity space which reflects the character of the area in accordance with the Quality Design SPD.	West Berkshire Quality Design SPD

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
Green Open Space	<p>Compton (2006): (ha = hectares)</p> <p>Allotment: 1.065 ha Amenity greenspaces: 0.48 ha Cemeteries & churchyards: 0.447 ha Outdoor sports facilities: 7.892 ha Provision for children & teenagers: 0.091 ha</p> <p>Total: 9.975 ha</p> <p>2012: Compton has two allotments, three areas of amenity green space, two cemeteries/churchyards, seven outdoor sports facilities, and one area of provision for children and teenagers.</p>	<p>West Berkshire (2006):</p> <p>Allotment: 30.2 ha Amenity greenspaces: 164.6 ha Cemeteries & churchyards: 50.2 ha Natural & semi-natural green spaces: 2501.7 ha Outdoor sports facilities: 987.6 ha Parks & gardens: 257.1 ha Provision for children & teenagers: 9.8 ha Total: 4001.2 ha</p>	No targets set.	No trend identified.	<p>An increase in population will increase demand for areas of open space.</p> <p>A green infrastructure strategy will be required for the site.</p>	<p>Inventory of Green Open Space in West Berkshire 2006, TVERC.</p> <p>Compton Open Space Review 2012.</p>
Historic environment	<p>The site is classified as an 'industrial farming concern' historic landscape type.</p> <p>The site lies within the</p>	None	No measurable target	No measurable trend	General concern that development pressure may lead to settlement expansion that erodes the existing settlement character.	<p>WBC Historic Environment Characterisation (HLC).</p> <p>WBC Historic Environment</p>

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
	Upper Pang Valley HECZ. Compton Conservation Area (designated in 1984) lies adjacent to the site. It contains five listed buildings.				Development must be designed to conserve and enhance the significance of the adjacent Conservation Area.	Character Zoning (HECZ). WBC list of Conservation Areas WBC List of Listed Buildings
SOCIAL						
Projected population growth	West Berkshire: <ul style="list-style-type: none"> • 2011: 152,345 • 2026: 163,500 Compton: <ul style="list-style-type: none"> • Mid-2010 estimate: 1,590 (ONS) 	West Berkshire: <ul style="list-style-type: none"> • 1981: 119,754 • 1991: 140,423 • 2001: 144,483 	No targets set.	The district's population is showing a rising trend. Projections indicate that this trend will be maintained over the coming 15 year period.	An increase in the population will mean a need for increased facilities. Provision of, and access to, essential services and facilities are key sustainability issues.	Greater London Authority and Berkshire Joint Strategic Unit (2010) Neighbourhood Statistics (using 2001 Census data) Vision of Britain ONS
Projected household growth	West Berkshire: <ul style="list-style-type: none"> • 2011: 63,620 • 2026: 71,372 The most pronounced growth will be in single	West Berkshire: <ul style="list-style-type: none"> • 1981: 41,228 • 1991: 51,823 • 2001: 57,360 	No targets set.	Trends illustrate that the number of households has been increasing over the years. Projections suggest that this	Given that the number of single person households is anticipated to increase, there may be a need in the future for smaller dwellings.	Greater London Authority and Berkshire Joint Strategic Unit (2010) Vision of Britain

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
	person households.			trend will continue.		
Dwelling completions	West Berkshire: <ul style="list-style-type: none"> • 2010/11: 199 • 2009/10: 246 • 2008/09: 528 • 2007/08: 683 • 2006/07: 1064 • 2005/06: 1071 	None	The South East Plan requires 525 net additional dwellings per annum in the period up to 2026.	Dwelling completions have started to decline, and this can be attributed to the Local Plan sites being built out and the current economic climate. This is likely to pick up in the future following improvements to the economic climate and the adoption of the Site Allocations DPD.	Level of housing has started to decrease.	AMR
Gross affordable housing completions	West Berkshire: <ul style="list-style-type: none"> • 2010/11: 31 • 2009/10: 75 • 2008/09: 231 • 2007/08: 135 • 2006/07: 289 • 2005/06: 142 	None	The emerging Core Strategy sets a target of 35% of overall delivery.	There has been a significant drop in affordable housing completions between 2008/09 and 2009/10 across the district. This could be	The provision of affordable housing is essential to meet local need.	AMR West Berkshire Council Housing Strategy 2005-2010

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
				attributed to economic climate, dependency on house building and the allocated local housing sites being completed. Future trends will be influenced by the state of the economy.		
Method of travel to work (by the resident population)	<p>Compton:</p> <ul style="list-style-type: none"> 7.8% work mainly at or from home (85). 42.9% drive a car or van to work (465). 4.0% are a passenger in a car or van (43). 13.9% walk (151). <p>(All people: 1,083)</p>	<p>West Berkshire:</p> <ul style="list-style-type: none"> 8.0% work mainly at or from home (8,501). 45.6% drive a car or van to work (48,136). 4.1% are a passenger in a car or van (4,359). 6.4% walk (6,712). <p>(All people: 105,553)</p>	No measurable targets set.	Method of travel to work in Compton of the resident population is approximately comparable to the rest of the district. There is a greater proportion of walking to work in Compton which may change upon closure of the IAH site.	Need to encourage more sustainable methods of transport where possible whilst taking in to account the rural location of the village.	Neighbourhood Statistics using 2001 Census data
Distance travelled to work	<p>Compton:</p> <ul style="list-style-type: none"> Less than 2km: 25.5% (206) 	<p>West Berkshire:</p> <ul style="list-style-type: none"> Less than 2km: 19.0% 	No measurable targets set.	No trend identified.	A quarter of the Compton population travel less than 2km to work and almost a third	Neighbourhood Statistics using 2001 Census data

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
	<ul style="list-style-type: none"> • 2-5km: 2.0% (16) • 5-10km: 6.2% (50) • 10-20km: 31.1% (252) • 20-30km: 10.9% (88) • 30-40km: 3.5% (28) • 40-60km: 2.1% (17) • 60+km: 4.2% (34) (All people: 809)	<ul style="list-style-type: none"> • 2-5km: 16.3% • 5-10km: 16.7% • 10-20km: 13.6% • 20-30km: 7.1% • 30-40km: 3.3% • 40-60km: 3.4% • 60+km: 4.4% (All people: 77,568)			travel 10-20km. High level of out-commuting by the resident working age population.	
Car ownership	Compton: 88.7% of households own one or more cars	West Berkshire: 86.7% South East: 80.6% England: 73.2%	No measurable targets.	No trend identified.	Car dependency is high in Compton, and is above the national figure. This is a likely consequence of the rural location of Compton.	Neighbourhood Statistics using 2001 Census data
ECONOMIC						
Net employment floorspace completions	West Berkshire: <ul style="list-style-type: none"> • 2010/11: 27,204 • 2009/10: -1,326sq.m • 2008/09: 23,261sq.m • 2007/08: 52,039sq.m • 2006/07: net completions data not available 	No comparators	No targets set	Trends show a decline in employment floorspace completions. This is likely to be a consequence of the economic climate.	The decline in employment floorspace completions can be attributed to the economic climate. Need to ensure there is a degree of flexibility to take account of market conditions.	AMR
Amount of employment land lost to residential development	West Berkshire: <ul style="list-style-type: none"> • 2010/11: 6,038 sq.m • 2009/10: 7,957sq.m 	No comparators	No targets set	Trends show a steady rate of losses over the past two years.	Loss of employment in smaller settlements may have an impact on their sustainability,	AMR

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
	<ul style="list-style-type: none"> • 2008/09: 7,519sq.m • 2007/08: 3,812sq.m • 2006/07: net loss data not available 			This trend is likely to be a result of the economic climate and therefore future trends may fluctuate depending upon the state of the economy.	reducing local employment opportunities and diversity. It will therefore be necessary to have a mix of uses.	
Employment by occupation	2010/11 West Berkshire: <ul style="list-style-type: none"> • Managers & senior officials: 21.7% • Professional occupations: 14.7% • Associate professional & technical: 14.1% • Admin & secretarial: 10.6% • Skilled trades: 10.1% • Personal service occupations: 9.7% • Sales & customer services: 7.1% • Process plant & machine operatives: 3.4% 	2010/11 England: <ul style="list-style-type: none"> • Managers & senior officials: 15.7% • Professional occupations: 14.1% • Associate professional & technical: 14.8% • Admin & secretarial: 10.7% • Skilled trades: 10.2% • Personal service occupations: 8.8% • Sales & customer services: 7.4% • Process plant & machine 	No targets set	No trend established	Maintain the high skill level of the population.	NOMIS

Indicator	Local Data	Comparator	Target	Trend (what is anticipated in the future?)	Issue(s) Identified?	Data Sources
	<ul style="list-style-type: none"> Elementary occupations: 8.6% 	<ul style="list-style-type: none"> operatives: 6.6% Elementary occupations: 11.3% 				

Appendix 3: Predicting the effects of the options

++	Very positive effect	+	Positive effect	0	Neutral / unknown effect	+ / -	Some possible positive / negative effects	-	Negative effect	--	Very negative effect
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	Option 1: Do nothing (do not prepare a SPD)	Option 2: Leave the site vacant	Option 3: Managed return to nature	Option 4: Prepare an SPD to guide the potential redevelopment of the site for employment uses only	Option 5: Prepare an SPD to guide the potential redevelopment of the site for residential use only	Option 6: Prepare an SPD to guide the potential redevelopment of the site for a residential-led mixed use scheme
SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
A. To enhance the biodiversity within the site, and conserve and enhance the diversity and distinctiveness of the local landscape character	+ Because contamination must be dealt with under the Environmental Protection Act or Planning and Development Control, harm to biodiversity in the long term would be reduced. Core Strategy policy CS17 seeks the conservation and enhancement of biodiversity assets.	+ / - Because contamination must be dealt with by the landowners under the Environmental Protection Act, harm to biodiversity in the long term would be reduced. The existing Institute for Animal Health buildings detract from the special landscape character of the area which forms	+ Because contamination must be dealt with by the landowners under the Environmental Protection Act, harm to biodiversity in the long term would be reduced. A managed return to nature will further protect the sensitive local landscape character.	+ Because contamination must be dealt with under the Environmental Protection Act or Planning and Development Control, harm to biodiversity in the long term would be reduced. A SPD would be able to support the Core Strategy policies that have regard to enhancements to biodiversity and the	+ Because contamination must be dealt with under the Environmental Protection Act or Planning and Development Control, harm to biodiversity in the long term would be reduced. A SPD would be able to support the Core Strategy policies that have regard to	+ Because contamination must be dealt with under the Environmental Protection Act or Planning and Development Control, harm to biodiversity in the long term would be reduced. A SPD would be able to support the Core

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
	CS19 considers landscape character and the impact of development upon landscapes.	part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Leaving the site as it is (i.e. with the buildings remaining) would continue to have a detrimental impact upon the landscape character.		landscape character, and provide more local detail if necessary (policies CS17 and CS19 respectively).	enhancements to biodiversity and landscape character and provide more local detail (policies CS17 and CS19 respectively).	Strategy policies that have regard to enhancements to biodiversity and landscape character and provide more local detail (policies CS17 and CS19 respectively).
B. To improve the water and soil quality of the site	+	+	+	+	+	+
	Indirect positive effect. Contamination is dealt with under Part IIA of the Environmental Protection Act 1990, or through Planning and Development Control. It is therefore the developers	Indirect positive effect. Contamination is dealt with under Part IIA of the Environmental Protection Act 1990. It is therefore the landowner's responsibility to address the	Indirect positive effect. Contamination is dealt with under Part IIA of the Environmental Protection Act 1990. It is therefore the landowner's responsibility to address the	Indirect positive effect. Contamination is dealt with under Part IIA of the Environmental Protection Act 1990 or through Planning and Development Control. It is therefore the developers responsibility to	Indirect positive effect. Contamination is dealt with under Part IIA of the Environmental Protection Act 1990 or through Planning and Development Control. It is therefore the	Indirect positive effect. Contamination is dealt with under Part IIA of the Environmental Protection Act 1990 or through Planning and Development Control. It is

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
	responsibility to ensure the development is safe and suitable for use for the purpose for which it is intended.	contamination as appropriate.	contamination as appropriate.	ensure the development is safe and suitable for use for the purpose for which it is intended.	developers responsibility to ensure the development is safe and suitable for the purpose for which it is intended.	therefore the developers responsibility to ensure the development is safe and suitable for the purpose for which it is intended.
C. To reduce the risk of flooding	+	0	+	+	+	+
	Core Strategy policy CS16 requires all development sites to make use of Sustainable Drainage Methods, which may lessen the possible long term permanent negative effect. In the short to medium term, the sequential test	Leaving the buildings as they are would mean that the risk of flooding would not be increased.	The removal of buildings and hardstandings would increase the area of land available for infiltration, thereby reducing run-off from the site.	Core Strategy policy CS16 requires all development sites to make use of Sustainable Drainage Methods, which may lessen possible long term permanent negative effects of surface water flooding. The Technical Guidance to the	Core Strategy policy CS16 requires all development sites to make use of Sustainable Drainage Methods, which may lessen possible long term permanent negative effects of surface water flooding. The SPD can set	Core Strategy policy CS16 requires all development sites to make use of Sustainable Drainage Methods, which may lessen possible long term permanent negative effects of surface water

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
	specified in national and local policy for areas of flood risk would reduce the risk of flooding.			NPPF at Table 2 states that employment is a less vulnerable land use, and is appropriate for flood zones 1, 2 and 3a.	parameters for the location of development in relation to the flood risk on the site. This would have a positive effect in the short to medium term in reducing flood risk.	flooding. The SPD can set parameters for the location of development in relation to the flood risk on the site. This would have a positive effect in the short to medium term in reducing flood risk.
D. To reduce contributions to climate change	+	0	0	+	+	+
	Positive permanent effects anticipated in the short to long term as a result of local policy setting minimum standards for construction (Code for Sustainable Homes	Leaving the site vacant would neither add nor dramatically reduce contributions to climate change.	The managed return of the site to nature would neither add nor dramatically reduce contributions to climate change.	Positive permanent effects anticipated in the short, medium, and long term as a result of local policy setting minimum standards for construction (Code for Sustainable	Positive permanent effects anticipated in the short, medium, and long term as a result of local policy setting minimum standards for construction (Code for	Positive permanent effects anticipated in the short, medium, and long term as a result of local policy setting minimum

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
	<p>and BREEAM) and the reduction of carbon dioxide.</p> <p>Effects restricted from very positive because the number of properties in the district and Compton would increase over time, thus cumulatively resulting in an increased demand for resources.</p>			<p>Homes and BREEAM) and the reduction of carbon dioxide.</p> <p>Effects restricted from very positive because the number of properties in the district and Compton would increase over time, thus cumulatively resulting in an increased demand for resources.</p>	<p>Sustainable Homes and BREEAM) and the reduction of carbon dioxide.</p> <p>Effects restricted from very positive because the number of properties in the district and Compton would increase over time, thus cumulatively resulting in an increased demand for resources.</p>	<p>standards for construction (Code for Sustainable Homes and BREEAM) and the reduction of carbon dioxide.</p> <p>Effects restricted from very positive because the number of properties in the district and Compton would increase over time, thus cumulatively resulting in an increased demand for resources.</p>

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
E. To deliver a mix of high quality homes, both market and affordable	+ Potential short to long term permanent positive – Core Strategy policy CS14 sets requirements for design quality. In respect of the delivery of market and affordable housing, Core Strategy policy CS6 sets requirements for affordable housing provision, so there would be a positive effect over the long term.	- This option would not deliver housing.	- This option would not deliver housing.	- Short to long term permanent negative effect. Excluding a residential element on the site would fail to meet not only the SA objective, but would also fail to meet local need over the long term.	+ Short to long term positive permanent effect. The provision of housing, including an affordable element would help to meet local need in the long term. The SPD can ensure that the numbers of dwellings on site is appropriate to the context of local need, and the role, function, and location of the village. The SPD can set parameters for	+ Short to long term positive permanent effect. The provision of housing, including an affordable element would help to meet local need in the long term. The SPD can ensure that the numbers of dwellings on site is appropriate to the context of local need, and the role, function, and location of the village.

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
					design and density, potentially through a design code.	The SPD can set parameters for design and density, potentially through a design code.
F. To encourage the use of sustainable transport modes	+ / - Development could encourage additional bus services to and from Compton, thus assisting in reducing private car usage. However, depending upon the use of the site, there could be out commuting by residents (if the site is used for a residential use only) to employment creating increased	- Leaving the site vacant would not encourage the use of sustainable transport modes	- The managed return to nature would not encourage the use of sustainable transport modes.	+ / - Development could encourage additional bus services to and from Compton, thus assisting in reducing private car usage. Although some employees could live in Compton, others would commute in which could result in an increase in traffic on the local rural roads.	+ / - Development could encourage additional bus services to and from Compton, thus assisting in reducing private car usage. However there would be out commuting by residents to employment and this could increase traffic movements on the local rural	+ Development could encourage additional bus services to and from Compton, thus assisting in reducing private car usage. Additionally, residents who live on the site may be employed at the employment element provided

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
	traffic movements on the local rural roads. If the site is just used for employment purposes, there could be increased traffic movements in to Compton by employees.				roads. Encouraging a permeable layout in the SPD could encourage walking rather than car journeys for shorter trips.	on the site. Encouraging a permeable layout in the SPD could encourage walking rather than car journeys for shorter trips.
G. To deliver a level of employment on site as part of a mixed use scheme	- Negative permanent effects anticipated in the short, medium and long term. The Institute for Animal Health site is not a Protected Employment Area within the Core Strategy. Without a SPD, it cannot be guaranteed that employment	- Such an option would not deliver an element of employment uses.	- Such an option would not deliver an element of employment uses.	+ Positive permanent effects anticipated in the short, medium, and long term. The provision of employment floorspace would ensure local employment opportunities remain in the longer term, and help to maintain the sustainability of	- Negative permanent effect in the short, medium and long term. Such an option would fail to consider local employment opportunities in the longer term.	+ Positive permanent effect in the short, medium and long term. The provision of an element of employment floorspace would ensure local employment opportunities remain in the

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
	floorspace would remain on the site. This would have long term implications upon local employment opportunities.			Compton.		longer term, and help to maintain the sustainability of Compton.
H. To ensure the provision of adequate recreational facilities, including accessible greenspace	+	-	+ / -	+	+	+
	Potential positive neutral permanent effect anticipated in the short to long term. The Council's 'Delivering Investment from Sustainable Development (Developer Contributions) Supplementary Planning Guidance (SPG) encourages contributions or provision of public	Pursuing such an option would not provide recreation facilities.	Such an option would provide greenspace, but it would not necessarily be accessible.	Potential positive neutral permanent effect anticipated in the short to long term. The Council's 'Delivering Investment from Sustainable Development (Developer Contributions) Supplementary Planning Guidance (SPG) encourages contributions or provision of public	Positive permanent effect anticipated in the short to long term. Saved West Berkshire Local Plan Policy RL.1 sets standards for open space in developments of 10 or more dwellings. The Delivering Investment from Sustainable Development (Developer Contributions) SPG	Positive permanent effect anticipated in the short to long term. The Council's 'Delivering Investment from Sustainable Development (Developer Contributions) Supplementary Planning Guidance (SPG) encourages

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
	<p>open space (which is defined in the SPG as including recreational facilities) because it considers commercial development to impact upon public open space.</p> <p>Saved West Berkshire Local Plan Policy RL.1 sets standards for open space in developments of 10 or more dwellings. The Delivering Investment from Sustainable Development (Developer Contributions) SPG requires on-site open</p>			<p>open space (which is defined in the Delivering Investment from Sustainable Development (Developer Contributions) SPG as including recreational facilities) because it considers commercial development to impact upon public open space.</p>	<p>requires on-site open space (which as aforementioned includes recreational facilities).</p>	<p>contributions or provision of public open space (which is defined in the SPG as including recreational facilities) because it considers commercial development to impact upon public open space.</p> <p>Saved West Berkshire Local Plan Policy RL.1 sets standards for open space in developments of 10 or more dwellings. The</p>

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SA Objective	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment	Score / Comment
	space (which as aforementioned includes recreational facilities).					SPG requires on-site open space (which as aforementioned includes recreational facilities).
Summary of effect	Effect: Positive and negative effects anticipated Likelihood: High Scale: Local Duration: Permanent Timing: Short to long term	Effect: Predominantly negative with some neutral and positive effects Likelihood: High Scale: Local Duration: Permanent Timing: Short to long term	Effect: Mix of positive, neutral and negative effects Likelihood: High Scale: Local Duration: Permanent Timing: Short to long term	Effect: Predominantly positive Likelihood: High Scale: Local Duration: Permanent Timing: Short to long term	Effect: Predominantly positive Likelihood: High Scale: Local Duration: Permanent Timing: Short to long term	Effect: Positive Likelihood: High Scale: Local Duration: Permanent Timing: Short to long term

