

West Berkshire Local Plan

West Berkshire Housing Site Allocations Development Plan Document (DPD)

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

Environmental Report for Preferred Options Consultation

Addendum: Housing in the Countryside Policies

September 2014

Introduction

West Berkshire Council is in the process of preparing a Housing Site Allocations Development Plan Document (DPD). This has been prepared in two parts:

1. Consultation was held between 25 July and 12 September 2014 on the preferred options for non-strategic housing sites across West Berkshire up to 2026. As well as allocating sites for future housing development, the DPD also set out preferred options for sites for Gypsies, Travellers and Travelling Showpeople. Policies on new residential parking standards and a policy which updates part of adopted Core Strategy policy (policy CS3) on Sandford Park were also included within the DPD.
2. The second part of the DPD includes policies to manage housing development in the countryside. The proposed new policies reflect national policy and respond to local issues in West Berkshire. A separate consultation is being held on the preferred option version of the policies between 19 September and 31 October 2014.

This report constitutes the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) for the Preferred Options consultation on part 2 of the DPD – Housing in the Countryside policies.

This report forms an addendum to the Strategic Environmental Assessment (SEA) and Sustainability Appraisal which was published in July 2014 to accompany part 1 of the preferred option version of the DPD. It does not, therefore, repeat the information that is within that report which includes an appraisal of the four options that were considered when looking at the approach to taking forward a site allocations DPD.

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

Background and approach to developing the preferred options policies on Housing in the Countryside

The adopted Core Strategy is a strategic document that provides an overall framework for the more detailed policies and site specific proposals to be contained in other parts of the Local Plan. Some of the policies in the previous local Plan (West Berkshire District Local Plan 1991-2006) have been saved and remain in place as part of the development plan.

Whilst the saved policies still have due weight in the decision making process, the opportunity has been taken through the Housing Site Allocations DPD to review the approach to policies for housing in the countryside. A number of options have been considered, and these are set out as the reasonable alternatives following this section.

As a result of the assessment of reasonable alternatives, it was decided that a new set of policies to manage housing development in the Countryside should be developed. This is to ensure that there is an up to date policy framework in accordance with the NPPF, which sets out a presumption in favour of development if plans are out of date.

This work was carried out by an external planning consultant working on a short term contract. His approach, given the age of the saved policies was not to look at merely reviewing them, but to look at what was required from a new set of policies to manage housing development in the countryside and protect the area from harmful development, taking into account local and national policy and guidance as well as local distinctiveness issues. The changes to the permitted development rights were also taken into account.

In terms of local distinctiveness, 90% of West Berkshire is rural in character and the North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers 74% of the District. The importance of this designation to local distinctiveness is fully recognized in the adopted Core Strategy which also reflects the legal 'Duty of Regard' to the purpose of designation. The preferred option policies emphasise the importance of landscape considerations and the fact that the different elements of landscape need to be considered in policy decisions.

The work to develop the policies has included discussions with Councillors at Planning Policy Task Group which is a cross-party group which reports directly to the Executive and which makes recommendations relating to planning policy. An evidence base was also developed including information on the local policy position including the AONB Management Plan, other AONB documents including landscape assessments, design advice including Village Design Statements and further background documentation.

There were also a number of meetings with development control and policy officers and managers to discuss their views about what was required from a set of policies based on the type of issues facing the District through the development control process. A wide ranging review of planning applications took place as did a review of the outcomes of planning appeals and planning law.

All the policies relate to housing and the potential to convert or redevelop existing homes to housing. Once adopted, this will result in a number of the saved policies being deleted. The rest of the saved policies will be replaced by a new local Plan which is due to be adopted in 2019.

Guidance and clarity on relevant issues of particular importance to the decision making process in West Berkshire are included within the policies, such as cumulative impact and proportionality.

Assessment of Reasonable Alternatives

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 1: Settlement Boundaries Policy Options

The preferred option policy describes the role of the settlement boundaries in defining where there is a presumption in favour of development and redevelopment.

Policy 1 amends saved policy HSG.1 only in respect of those settlements within the settlement hierarchy of the adopted Core Strategy. These are the settlements where there will be housing allocations and therefore the settlement boundaries are being re-drawn.

There are not considered to be any reasonable alternatives to this policy, given that only selected settlement boundaries are being reviewed at this stage, prior to a holistic review of them in the new Local Plan to be taken forward once the Housing Site Allocations DPD has been adopted.

The following are the SA (including an SEA) appraisals of the preferred option policy 1. Based upon the approach to the Core Strategy which sets the framework for the Housing Site Allocations DPD, the preferred option is considered to represent the option that is reasonably available. The Council considers there is no reasonable alternative option.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 – new policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	A new policy will enable residential development within the revised settlement boundaries. Affordable housing is sought in new residential developments of 5 or more dwellings, as per the requirements of adopted Core Strategy Development Plan Document (DPD) policy CS6.
	Will it enable to provision of good quality market housing required to meet identified need?	++	A new policy will enable residential development within the revised settlement boundaries and help to meet identified need
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact
	Will it protect and enhance green infrastructure across the district?	-	Development of a site outside of the settlement boundary could result in the loss of green

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SA Objective	Criteria	Option 1 – new policy	
			infrastructure.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	A new policy that attaches new development to existing settlements will help to ensure that the best use of existing infrastructure can be made.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	A new policy that attaches new development to existing settlements will help to ensure that the best use of existing infrastructure can be made.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	-	Development of a site outside of the settlement boundary could result in the loss of agricultural land
	Will it maintain and improve water quality?	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact
9. To reduce consumption of natural resources and manage their use	Will it reduce energy use and promote the use of sustainable / renewable energy	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – new policy	
efficiently	technologies?		
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends upon location, building materials / construction, transport / design. Mitigation could include Transport Assessment / Travel Plans
	Will the policy impact on flood risk	0	Unlikely to have an impact
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral with one significantly positive effect Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term	

Summary:

Whilst there is considered to be only one reasonable alternative, this option is likely to have a positive effect on sustainability because it will enable residential development to help meet identified needs (and with the potential for the provision of affordable housing). There are further positive benefits afforded with this option because focusing on existing settlements can help to ensure that existing infrastructure and services are made use of.

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There are two potential negative effects associated with this option, and these are related to the potential loss of green infrastructure and agricultural land, however this may be necessary if housing needs are to be met.

There are two uncertain sustainability effects with the option of a new policy. Additional traffic as a result of development may incur road safety issues; however development also has the potential to improve road safety. Additional development could fail to help reduce greenhouse gas emissions; however the level of impact is dependent upon factors such as location, building materials and transport. Mitigation measure could be utilised to reduce any potential impacts, for example transport assessments and travel plans.

Conclusions:

A new policy is the preferred option. Saved policy HSG.1 sets out settlements where development is accepted and the Core Strategy acknowledges in policy CS1 that greenfield sites will need to be allocated adjoining settlements for the four main spatial areas in the district. A new policy that allows for policy HSG.1 to be amended by the Housing Site Allocations DPD will ensure that there is a presumption in favour of development where greenfield sites are allocated outside of the settlement boundary. This is considered as a suitable approach until a more holistic review of settlement boundaries takes place in a new Local Plan following the adoption of the Housing Site Allocations DPD.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 2: Rural Exceptions Policy Options

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 – Keep saved policy HSG11	Option 2 – Rely on NPPF	Option 3 – New Policy
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	++ The policy allows for small scale affordable housing to meet an identified local need.	+ The NPPF allows for rural exception sites where appropriate to reflect local need.	++ A new policy would allow for small scale affordable housing to meet an identified local need as identified in an up to date housing needs survey.
	Will it enable to provision of good quality market housing required to meet identified need?	0 The policy is for rural exception housing and not for housing on the open market.	+ The NPPF allows, at the local authority's discretion, for a rural exception site to include an element of open market housing in order to help fund the development.	+ The NPPF allows, at the local authority's discretion, for a rural exception site to include an element of open market housing in order to help fund the development. A new policy could set out the circumstance when this would be allowed.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0 Unlikely to have an impact	0 Unlikely to have an impact	0 Unlikely to have an impact
	Will it increase opportunities for access to sports facilities?	0 Unlikely to have an impact	0 Unlikely to have an impact	0 Unlikely to have an impact
	Will it reduce levels and fear of crime and anti-social behaviour?	0 Unlikely to have an impact	0 Unlikely to have an impact	0 Unlikely to have an impact
	Will it protect and enhance green infrastructure across the district?	- Development of a site outside the settlement boundary could result in the loss of green infrastructure.	- Development of a site outside the settlement boundary could result in the loss of green infrastructure.	- Development of a site outside the settlement boundary could result in the loss of green infrastructure.

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3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	-	Opportunities for travel choice in rural areas can be limited	-	Opportunities for travel choice in rural areas can be limited	0	A new policy could require an assessment of whether more sustainable alternative local sites are available
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	The policy requires development to not adversely affect any landscape features that are important to the rural character of the area.	0	Relying on the NPPF would lose the local detail a specific policy could provide on landscape and AONB. This option would have to rely on policies CS14 and CS19 for landscape specifics.	+	A new policy could continue the protection HSG11 provides but also make reference to the importance of the AONB and to Core Strategy policies CS14 Design Principles and CS19 Historic Environment and Landscape Character.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Protection was provided by OVS2 which has been superceded by Core Strategy policies CS14 and CS19.	0	Relying on the NPPF would lose the local detail a specific policy could provide. This option would have to rely on policies CS14 and CS19 for design specifics.	+	Reference could be made to Core Strategy policy CS14 Design Principles and CS19 Historic Environment and Landscape Character.

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	Will it conserve and enhance the significance of the District's heritage assets?	+	Protection was provided by OVS2 which has been superceded by Core Strategy policies CS14 and CS19.	0	Relying on the NPPF would lose the local detail a specific policy could provide. This option would have to rely on policies CS14 and CS19 for design specifics.	+	Reference could be made to Core Strategy policy CS14 Design Principles and CS19 Historic Environment and Landscape Character.
	Will it promote, conserve and enhance the District's cultural assets?	+	Protection was provided by OVS2 which has been superceded by Core Strategy policies CS14 and CS19.	0	Relying on the NPPF would lose the local detail a specific policy could provide. This option would have to rely on policies CS14 and CS19 for design specifics.	+	Reference could be made to Core Strategy policy CS14 Design Principles and CS19 Historic Environment and Landscape Character.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	-	Development of a site outside the settlement boundary could result in the loss of agricultural land.	-	Development of a site outside the settlement boundary could result in the loss of agricultural land.	-	Development of a site outside the settlement boundary could result in the loss of agricultural land.
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Development in accordance with this policy would be on Greenfield land.	-	By their nature, rural exception sites would be on Greenfield land.	-	By their nature, rural exception sites would be on Greenfield land.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote the adoption of	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact

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	sustainable design and construction practices?						
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	-	There is potential for sites to be in locations poorly serviced by alternative modes of transport to the car and therefore could contribute more greenhouse gases than sites within settlement boundaries.	-	There is potential for sites to be in locations poorly serviced by alternative modes of transport to the car and therefore could contribute more greenhouse gases than sites within settlement boundaries.	-/0	By their nature there is potential for sites to be in locations poorly serviced by alternative modes of transport to the car and therefore could contribute more greenhouse gases than sites within settlement boundaries. An assessment of more sustainable alternative sites could be a requirement.
	Will the policy impact on flood risk	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support key business	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact

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	sectors and utilise employment land effectively and efficiently?						
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term	

Summary. Saved Policy HSG.11 scores positively in terms of providing affordable housing for an identified need. It also scores positively for enhancing and conserving the landscape, built environment, heritage assets and cultural assets but this is largely due to superceded Core Policy OVS.2 being replaced by Core Strategy policies CS14 and CS19. The option to rely on the NPPF only would lose the local context of the importance of the West Berkshire landscape and its location within the AONB. The NPPF allows, at the local authority's discretion, some market housing to help fund a rural exception scheme and this would require a new policy to set the local authorities position out. As such, the option to rely on the NPPF is the least positively scoring option. The option to prepare a new policy, which would supercede Saved Policy HSG.11, would have a predominantly neutral impact on sustainability but is the most positively scoring option. This would provide clarity on when open market housing would be considered, would emphasise the importance of the AONB and impacts on local character and rural settlements (both in the immediate and wider setting). Where the options show a negative impact on sustainability, in most cases all three options scored negatively such as the risk to green infrastructure and agricultural land, and the building on Greenfield sites. Where negatives were scored for increasing travel choices and reducing greenhouse gas emissions, the option for a new policy would allow for the consideration of more sustainable alternative local sites.

Conclusion. The creation of a new policy is therefore the preferred option. The existing policy HSG.11 pre-dates the NPPF and the preparation of a new policy will enable the policy context to be brought up to date, to provide clarity on the position with open market housing, and emphasise the importance of assessing the impact on the rural character of the area, its relationship to the existing settlement and to consider whether there are more suitable alternative sites locally. The importance of the AONB could also be highlighted.

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Policy 3: Design and Materials Policy Options

The preferred options policy on design and materials sets out a policy approach to ensure that new development and redevelopment harmonises with distinctive local character. It is based upon adopted Core Strategy policy CS14, Design Principles, with a specific focus on housing in the countryside and cumulative impact. It should be read in conjunction with this policy.

The reasonable alternatives for design and materials were based upon either purely relying on adopted policies CS14 Design Principles and CS19 Historic Environment and Landscape Character from the Core Strategy together with national policy as set out in the NPPF.

The following are the SA (including an SEA) appraisals of the preferred option policy 3 and the reasonable alternatives that were considered. Based upon the approach of the Core Strategy, together with Government policy, these are considered to represent the options reasonably available.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 – Rely on Core Strategy Policies CS14, CS19 and the NPPF		Option 2 – New policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it enable to provision of good quality market housing required to meet identified need?	+/0	The policies require high quality design of housing however they will not directly impact on meeting the identified need.	+/0	A new policy would set out the approach to housing design in the countryside and could emphasise the sensitivity and capacity of the landscape to change. It would not directly impact on meeting the identified need.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce levels and fear of crime and anti-social behaviour?	+	CS14 expects the creation of safe environments and seeks for the incorporation of 'Secured by Design' principles.	0	A new policy would be read in conjunction with CS14.

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	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact	0	Unlikely to have an impact
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	CS14 requires good provision for access by all transport modes.	+	In addition to CS14, a new policy could require consideration on the impact to service provision by the development both individually and cumulatively.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	CS14 requires good provision for access by all transport modes and to give priority to pedestrian and cycle access providing linkages and integration with surrounding uses and open spaces.	+	In addition to CS14, a new policy could require a consideration of service provision, which includes opportunities for public transport services, and accessibility via a range of modes of travel to services and facilities.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact	0	Unlikely to have an impact
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	CS14 requires development to provide, conserve and enhance biodiversity, and to respect landscape and biodiversity of the surrounding area.	+	In addition to CS14, a new policy could require evidence looking at the impact on protected species.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Policies CS14 and CS19 ensure landscape character is a consideration and consider the immediate area and wider locality.	++	This is a key issue in the District, particularly in the AONB. A new policy could require proposals to consider the impact individually and collectively on the landscape character of the area and its sensitivity to change.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Policies CS14 and CS19 ensure the built environment is a key consideration.	++	A new policy could emphasise the consideration of the impact on local settlement and building character, looking at the area's sensitivity and capacity for change.
	Will it conserve and	+	Policies CS14 and CS19 aim to conserve and	+	A new policy could require an assessment of

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	enhance the significance of the District's heritage assets?		enhance heritage assets.		the impact on historical or archaeological interests and any mitigation required.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact	0	Unlikely to have an impact
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	CS14 refers to CS15 Sustainable Construction and Energy Efficiency.	0	A new policy would be read in conjunction with policies CS14 and CS15.
	Will it promote the adoption of sustainable design and construction practices?	0	CS14 refers to CS15 Sustainable Construction and Energy Efficiency.	0	A new policy would be read in conjunction with policies CS14 and CS15.
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce water	0	Unlikely to have an impact	0	Unlikely to have an impact

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	consumption and promote reuse?				
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will the policy impact on flood risk	0	Unlikely to have an impact	0/+	A new policy could require evidence on flood risk assessment and mitigation where required.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly positive Likelihood: High Scale: District wide Duration: Permanent Timing: Short to Long term		Effect: Predominantly positive Likelihood: High Scale: District wide Duration: Permanent Timing: Short to Long term	

Summary. The option to continue with Core Strategy policies CS14 and CS19 along with the NPPF to provide guidance on design and materials for housing development in the countryside scored positively for a number of objectives albeit with a number of neutral scores. Similarly, the option of a

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new policy to specifically provide guidance for countryside housing would score positively in places with a number of neutral scores. Where a new policy scores more positively is where it could emphasise the sensitivity and capacity of the landscape to change, and look at impacts on the built environment and on service provision. This is particularly important given the location within the AONB. A new policy could also make sure that impacts are considered individually and collectively.

Conclusion. The creation of a new policy is therefore the preferred option. Whilst the existing policies of the Core Strategy and the NPPF provide a comprehensive context for design, it is felt that a new policy is required for housing in the countryside to ensure that impacts on the landscape are highlighted and that new development and redevelopment is in harmony with the local character.

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Policy 4: Conversion of Existing Redundant Buildings to Residential Use Policy Options

The preferred option policy on this topic applies to all existing genuinely redundant buildings of sound, permanent structure in the countryside and seeks to manage their redevelopment to residential use in terms of design, landscape impact and visual character.

The reasonable alternative for this issue would be to continue to rely on saved policies ENV.19 and ENV.20 of the West Berkshire District Local Plan 1991-2006.

Relying purely on national guidance is not considered a reasonable alternative as it does not provide enough detail to form a firm basis for decision making in West Berkshire.

The following are the SA (including an SEA) appraisals of the preferred option policy 4 and the reasonable alternative that was considered. Based upon the approach of the Core Strategy, together with Government policy and the need to address locally important issues, these are considered to represent the options reasonably available.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 – Keep saved Policies ENV19 and ENV20		Option 2 – New Policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it enable the provision of good quality market housing required to meet identified need?	+	The policies outline the Council's general approach to the conversion of existing buildings in the countryside whether they are commercial or residential.	++	A new policy could allow for the specific consideration of the conversion of existing redundant buildings in the countryside for residential use and therefore offer a more locally distinctive policy solution.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce levels and fear of crime and anti-social	0	Unlikely to have an impact	0	Unlikely to have an impact

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	behaviour?				
	Will it protect and enhance green infrastructure across the district?	+	The policies would be considered in accordance with Core Strategy policy CS18 and so should have a positive effect. A change from agricultural use to residential with an increase in curtilage could potentially have a negative impact on the countryside however.	+	A new policy could allow for the more specific consideration of curtilages to ensure the landscape character of the area is conserved and enhanced.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact	0	Unlikely to have an impact
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	The policies would be considered in accordance with Core Strategy policy CS17 Biodiversity and Geodiversity.	+	A new policy would be considered in accordance with Core Strategy policy CS17 Biodiversity and Geodiversity.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	The policies would be considered in accordance with Core Strategy policy 19 and so should have a positive effect.	+	A new policy could additionally clarify that a building should be capable of being converted and accommodated into the existing landscape without significant effects on the character of the area.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The policies would be considered in accordance with Core Strategy policy 19 and so should have a positive effect.	+	A new policy could additionally clarify that a building should be capable of being converted and accommodated into the existing landscape without significant

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					effects on the character of the area.
	Will it conserve and enhance the significance of the District's heritage assets?	+	The policies would be considered in accordance with Core Strategy policy 19 and so should have a positive effect. Some agricultural buildings and farmsteads could be heritage assets.	+	A new policy could additionally clarify that a building should be capable of being converted and accommodated into the existing landscape without significant effects on the character of the area.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	The policy deals with the redevelopment of all existing buildings in the countryside. However agricultural buildings are not regarded as previously developed land.	+	Clarification could be given that the policy only allows for the conversion and adaptation of sound permanent structures. Also that for a building to be considered redundant, the use of that building for that purpose no longer exists.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote the adoption of sustainable design and construction practices?	+	The policy would be considered in accordance with Core Strategy policy CS15	+	The policy would be considered in accordance with Core Strategy policy CS15
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact	0	Unlikely to have an impact

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	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	?	The level of impact depends on location, building materials / construction, transport / design
	Will the policy impact on flood risk	0	Unlikely to have an impact	0	Unlikely to have an impact
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral but with one significant positive effect Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term	

Summary

The preparation of a new policy on the conversion of existing redundant buildings to residential use, to supersede Saved Policy ENV.19 and ENV.20 on this particular issue, will have a limited impact on sustainability. A change in policy is not likely to impact on the majority of the SA criteria. Where a new policy could positively impact on sustainability is on the impact on the character of the natural and built environment. Though the existing policy does require assessment of the impact on the rural character of the area a new policy provides the opportunity to widen the

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assessment of the impact, individually and cumulatively, to include not only the local architectural and visual context, but also the capacity of the wider landscape to accommodate such development, especially important in the AONB.

Conclusion

A new policy is the preferred option. The existing policies were drawn up pre-NPPF and preparation of a new policy will enable the policy context to be brought up to date and attention drawn to this particular issue as being of importance to West Berkshire. Similarly, attention can be drawn to permitted development rights and guidance given to the importance attached to the fact that the building should be capable of being converted and accommodated into the landscape without significant effects on the character of the area. A new policy can also set out other considerations which will need to be addressed within the DPD itself.

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Policy 5: Agricultural and Forestry Development Policy Options

This policy reflects the importance of the agricultural and forestry industries to the West Berkshire rural economy and therefore sets out a policy position to guide this type of development in an appropriate manner.

The reasonable alternative for this issue would be not have a separate policy but to continue to rely on saved policy ENV.16.

Relying purely on national guidance is not considered a reasonable alternative as it does not provide enough detail to form a firm basis for decision making in West Berkshire.

The following are the SA (including an SEA) appraisals of the preferred option policy 5 and the reasonable alternative that was considered. Based upon the approach of the Core Strategy, together with Government policy and the need to address locally important issues, these are considered to represent the options reasonably available.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 –retain saved policy ENV.16		Option 2 – new policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it enable to provision of good quality market housing required to meet identified need?	+	The policy enables housing development to help meet an identified need	+	A new policy would enable housing development to help meet an identified need
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it protect and enhance green infrastructure across the district?	?	Development of a site could result in the loss of green infrastructure.	?	Development of a site could result in the loss of green infrastructure.

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SA Objective	Criteria	Option 1 –retain saved policy ENV.16	Option 2 – new policy		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	Saved policy ENV.16 supports farm diversification schemes that benefit the rural economy and retaining the policy would ensure that this support is continued	+	A new policy would provide support for development that supports agricultural and forestry related employment
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	The existing policy restricts against farm diversification proposals that would cause demonstrable harm to existing nature conservation sites and/or important habitat areas	+	A new policy could include assessment criteria that requires an assessment of the potential impact on biodiversity
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Saved policy ENV.16 restricts against schemes that do not maintain or enhance the landscape character of a site and its rural surroundings	+	A new policy could include assessment criteria that requires an assessment of the potential impact on landscape character and make explicit that within the AONB, conserving/enhancing the landscape is an overriding importance
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The existing policy supports proposals that are appropriate in scale, form, impact, character and siting to their rural location.	+	A new policy could include specific reference to the character of the built environment
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact as the existing policy does not make any reference to conserving and enhancing the District's heritage	+	A new policy could include specific reference to the need for local character to be considered

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SA Objective	Criteria	Option 1 –retain saved policy ENV.16	Option 2 – new policy
			assets
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	0	Unlikely to have an impact
	Will it maintain and improve water quality?	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact
	Will it reduce water	0	Unlikely to have an impact

+

A new policy could restrict development to that proven to be essential for the continued use of land and temporary and time limited. In addition, supporting evidence could be sought to demonstrate why new housing has to be provided on site and not met within existing settlement boundaries, why existing buildings on site cannot be used, if the scheme is financially viable at present and in the future.

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SA Objective	Criteria	Option 1 –retain saved policy ENV.16		Option 2 – new policy	
	consumption and promote reuse?				
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends upon location, building materials / construction, transport / design. Mitigation could include Transport Assessment / Travel Plans	?	The level of impact depends upon location, building materials / construction, transport / design. Mitigation could include Transport Assessment / Travel Plans
	Will the policy impact on flood risk	0	Unlikely to have an impact	0	Unlikely to have an impact
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	+	Retaining the policy will ensure that farm diversification schemes which benefit the rural economy are supported	+	A new policy would encourage development that supports local enterprises connected with agriculture and forestry.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	+	Retaining the policy will ensure that there is continued support for the rural economy	+	A new policy would encourage development where required in support of local agriculture and forestry enterprises.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term	

Summary

Both options are predominantly neutral with a number of positive sustainability effects. The options provide positive effects in relation to providing housing to meet a specific need and supporting agricultural diversification schemes to the benefit of the rural economy.

Both options ensure that biodiversity assets, the character of the landscape and built environment are protected, however a new policy could go further by including specific reference to the need to protect the district's heritage assets.

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Whilst the existing policy has no impact on maximising the re-use of previously developed land, a new policy could limit development to a temporary period until it can be proven as essential for the continued use of the enterprise. A new policy could also seek evidence as to why new development cannot be accommodated within existing buildings on the proposal site.

With regard to green infrastructure, both options scored negatively. The existing policy does not place restrictions on the loss of open space; however it does place restrictions on the loss of nature conservation sites and important habitat areas. There is a potential that under new policy, open space could be lost in order to provide development that supports agricultural diversification schemes. However, Core Strategy policy CS18 on Green Infrastructure, should avoid this.

There is some uncertainty with both options that additional traffic as a result of development could result in road safety concerns. However, development does have the potential to improve road safety. Another uncertainty relates to whether West Berkshire's contribution to greenhouse gas emissions would be reduced as a result of additional development. Nonetheless, the level of impact will depend upon location, building materials, transport, design and location. Mitigation measures can reduce some of these impacts.

Conclusions

Overall, the option to prepare a new policy presents more positive sustainability effects than retaining saved policy ENV.16. Producing a new policy will provide more clarity around the provision of accommodation related to forestry and agricultural enterprises and in particular, will provide guidance around the need to protect the district's heritage assets and improve the efficiency of land use by placing restrictions to ensure new development is permitted for a temporary period. This additional guidance is not covered in saved policy ENV.16.

The additional information that a new policy could provide, coupled with the Council's intention to provide policies in the countryside within its Housing Site Allocations DPD, makes the option of preparing a new policy the most suitable approach to agricultural and forestry development.

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Policy 6: Housing related to the Equestrian and Racehorse Industry Policy Options

The District is known for its links with the equestrian and horse racing industry which is an important part of the rural economy and also makes an important contribution to the local distinctiveness of the District. The policy therefore aims to support the provision of new residential accommodation where necessary in order to support the industry.

The reasonable alternative would be to not have a separate policy on this but to rely on policy CS12 of the adopted Core Strategy.

The following are the SA (including an SEA) appraisals of the preferred option policy 6 and the reasonable alternative that was considered. Based upon the approach of the Core Strategy, together with Government policy and the need to address locally important issues, these are considered to represent the options reasonably available.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 – Rely on Core Strategy policy CS12		Option 2 – New policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	New housing would need to meet a genuine need demonstrated through a business case.	+	A policy would provide housing related to the equestrian and racehorse industry where it is considered essential, and may have a restricted occupancy condition related to the business.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Whilst the policy supports the provision of new residential accommodation, the need would be through a business case and may have a restricted occupancy condition.	0	A new policy would support the provision of new residential accommodation where it is essential to the business. This would need to be proven through a business case and may have a restricted occupancy condition.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Potential for a positive effect where a proposal relates to equestrian facilities such as a riding school.	+	A new policy specifically on related residential accommodation would provide clarity on when such development would be permitted. There is the potential for a positive effect where a proposal relates to equestrian facilities such as a riding school.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact

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	Will it reduce levels and fear of crime and anti-social behaviour?	+	In some cases, residential accommodation is required to provide 24hr supervision and this can act as a security feature for the site.	0	A new policy would be read in conjunction with CS12.
	Will it protect and enhance green infrastructure across the district?	-	Development of a site could result in the loss of green infrastructure.	-	Development of a site could result in the loss of green infrastructure.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy supports housing related to a business where there is a genuine need. Therefore there will be improved access to employment.	+	A new policy would provide more clarity on when new residential is appropriate for a new or existing business. This would therefore improve access to employment.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+/-	The policy prefers housing to be provided within existing settlements. Where this is proven to not be suitable, new housing for the business would be provided on site, therefore reducing the need to travel to work. There would however still be the need to travel for services and facilities which may rely on the private car.	+/-	A new policy on housing would maintain the preference for housing to be provided within existing settlements. Where this is proven to not be suitable, new housing for the business would be provided on site, therefore reducing the need to travel to work. There would however still be the need to travel for services and facilities which may rely on the private car.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact	0	Unlikely to have an impact
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+/-	Reuse of a building is preferred before any new build and should be in keeping with its location. The environmental quality and countryside character should be preserved but this is in balance with maintaining the industry and allowing for its sensitive growth.	+	A new policy could emphasise the consideration of the impact of any new build on the local character of the area, and on the wider landscape, particularly in the AONB. This could also include consideration of the new residential curtilages and boundary

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					treatments and their impact on the landscape.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Any development should be in keeping with its location, conserving the environmental quality and countryside character.	+	A new policy could seek to ensure that new development is in keeping with the local character and the wider landscape.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+/-	Proposals could be on Greenfield or brownfield land.	+/-	Proposals could be on Greenfield or brownfield land.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact	0	Unlikely to have an impact

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	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will the policy impact on flood risk	0	Unlikely to have an impact	0	Unlikely to have an impact
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	+	The policy relates to the equestrian and horse racing industry and therefore would assist in delivering employment opportunities. New housing would need to meet a genuine need demonstrated through a business case.	+	A new policy would relate to the equestrian and horse racing industry and therefore would assist in delivering employment opportunities. New housing would need to meet a genuine need demonstrated through a business case. A new policy could clarify when temporary or permanent accommodation would be considered for new businesses.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	+	The policy relates to supporting the equestrian and horse racing industry which are characteristic of the District and of particular importance to the rural economy. Whilst not likely to be part of a protected employment area, the reuse of buildings is preferred over new build and would help make efficient use of land and restrict the spread of built form in the countryside and AONB.	+	A new policy would relate to supporting the equestrian and race horse industry which are characteristic of the District and of particular importance to the rural economy. A new policy could provide clarity on the evidence required to support new housing, promoting the reuse of buildings over new build and therefore encouraging efficient use of land.

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	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to Long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to Long term	

Summary. The options to rely on Core Strategy policy CS12 or to create a new policy both result in a predominantly neutral overall effect on sustainability. Both options would help provide housing the need for which would be proven through a business case and likely have an occupancy condition relating to the business placed on it. Where the case for new housing is for 24 hr supervision, this would help provide a secure site and reduce levels and fear of crime. Both options have the potential to result in the loss of green infrastructure and would prioritise reuse before new build thereby making efficient use of land where possible. By providing housing for a business this would help reduce the need to travel to work, though there would still be the need to travel for services and facilities. Where the options differ is in the detail. Core Strategy policy CS12 includes business developments where as a new policy would concentrate on the housing aspect of the industry. The equestrian and horse racing industry are an important part of the rural economy and it is important to support the provision of new residential development where it is essential for the industry, both for new and existing businesses.

Conclusion. The creation of a new policy specifically for housing related to the equestrian and racehorse industry is therefore the preferred option. A new policy could emphasise the consideration of the impact on the local character of the area, and on the wider landscape, particularly when proposed development will affect the AONB. There could also be consideration of the impact of new residential curtilages and new boundary treatments and their impact on the landscape. A new policy could also provide information on what evidence is required to prove the case for new housing, and to clarify when temporary or permanent accommodation would be considered.

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Policy 7: Housing related to Educational Development Policy Options

As the District has a large number of private and public educational facilities located within the countryside this policy has been prepared to ensure that any residential development that takes place is appropriate.

The reasonable alternative would be to not have a separate policy on this but to rely on saved policy ENV.27 of the West Berkshire Local Plan 1991-2006.

The following are the SA (including an SEA) appraisals of the preferred option policy 7 and the reasonable alternative that was considered. Based upon the approach of the Core Strategy, together with Government policy and the need to address locally important issues, these are considered to represent the options reasonably available.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 – Retain saved policy ENV.27		Option 2 – New policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The existing policy enables the development of housing within rural areas to meet the reasonable need and operational requirements of educational and institutional establishments.	+	A new policy would allow for housing which is proven as essential to educational development.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact as housing development would be specifically to the meet the need in connection with the educational development, not for the open market.	0	Unlikely to have an impact as housing development would be specifically to the meet the need in connection with the educational development, not for the open market.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	The existing policy enables proposals for educational and related development which could include the development of a new gymnasium.	0	Unlikely to have an impact
	Will it increase opportunities for access to sports facilities?	+	The existing policy enables proposals for educational and related development which could include the development of a new gymnasium.	0	Unlikely to have an impact
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it protect and	+	The policy states that such development would be	-	There is potential for the loss of green

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	enhance green infrastructure across the district?		permitted only where it is not harmful to or would result in any significant loss of open space areas, landscape or habitat features.		infrastructure to provide residential accommodation essential to educational development.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy seeks to deliver accommodation and other related development necessary for the operational requirements and to meet the need of existing institutional and educational sites. Delivering such development will improve access to employment, education and other services and facilities.	+	A new policy seeking to deliver housing related to educational development would improve access to employment, education and potentially other services and facilities.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+/-	The policy seeks to provide accommodation related to educational or institutional development and therefore in doing so will reduce the need to travel to work, however the location of the accommodation in relation to other services and facilities may result in a reliance on the private car.	+/-	The policy will seek to provide accommodation related to educational development and therefore in doing so will reduce the need to travel to work, however the location of the accommodation in relation to other services and facilities may result in a reliance on the private car.
	Will it reduce the number of road traffic accidents and improve safety?	0	The existing policy states that such development would not generate traffic of a type or amount prejudicial to highway safety, therefore unlikely to impact.	?	Additional development could result in road safety concerns however there is the potential to improve the highways in the area.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	The policy states that such development should make provision for landscape enhancement within or adjoining the site which would help integrate the new development into its rural surroundings. It also states that development should not harm its rural location and setting.	+	A new policy could seek to ensure that new development is in keeping with the local character and wider landscape, with specific reference to the AONB.
6. To ensure that the	Will it conserve and	+	The policy seeks well designed development that	+	A new policy could seek to ensure that

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

built, historic and cultural environment is conserved and enhanced	enhance the local distinctiveness of the character of the built environment?		is proportion to the size and nature of the existing establishment.		new development is in keeping with the local character and wider landscape.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+/-	Development could end up being on either greenfield or brownfield land if it is essential to the educational or institutional development	+/-	Development could end up being on either greenfield or brownfield land if it is essential to the educational or institutional development
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce waste generation and	0	Unlikely to have an impact	0	Unlikely to have an impact

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	disposal in line with the waste hierarchy and reuse of materials?				
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will the policy impact on flood risk	0	Development should not take place in areas of flood risk.	0	Development should not take place in areas of flood risk.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	+/-0	The policy relates to the provision of educational and related development on an existing school or institutional site. This could result in the provision of housing or additional classrooms etc and whilst this would not be classed as economic development it would assist in the delivery of employment opportunities.	+/-0	The policy will relate to the provision of housing related to educational development and therefore whilst not delivering economic development it will assist in providing employment opportunities.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to Long Term	Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to Long Term
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Housing related to educational development

Summary

Both options are predominantly neutral with a number of positives. Both options provide positive effects in relation to providing affordable housing to meet an identified need, although it should be noted that this would not be affordable housing in terms of providing social rented or intermediate units. Retaining policy ENV.27 also scores positively on encouraging active and healthy lifestyles as well as increasing opportunities for access to sports facilities as the policy allows for development related to educational or institutional establishments which is wider than purely housing related development. This policy therefore provides the opportunity to deliver, for example, a new gymnasium as part of the school or institution which would encourage healthy and active lifestyles and increase access to sports facilities.

With regard to green infrastructure the option to retain policy ENV.27 scored positive whereas the option of a new policy scored a negative, this is due to the criteria set out within policy ENV.27 which states that development would be permitted only where it is not harmful to or would result in any significant loss of open space areas, landscape or habitat features. There is the potential that under a new policy development could result in the loss of some green infrastructure, however, Core Strategy policy CS18 would protect against this.

Both options scored positively in relation to improving access to education, employment services and facilities, as well as conserving and enhancing the landscape character and that of the built environment.

Both options scored a combination of positive/neutral for the objective relating to maximising brownfield land and the opportunity to increase travel choices, especially for walking and cycling. Both options provide an element of uncertainty around these objectives as described within the table. There is also some uncertainty for the option to provide a new policy around the ability to reduce the number of road traffic accidents and improve safety as additional traffic to and from the site created by additional housing could generate safety concerns but also has the potential to improve highways in the area as part of the development scheme.

Conclusion

Both options resulted in predominantly neutral effects against the objectives with a number of positives. The option to retain the saved policy ENV.27 has more positive effects than that of preparing a new policy, however it should be noted that policy ENV.27 covers a broader range of issues. As the Council are seeking to provide policies focused on housing in the countryside it is decided that a new policy should be produced to provide clarity around the provision of accommodation related to educational development. This provides the scope to set out a policy specifically for housing related to educational development in the countryside

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 8: Medical, Social, Community Facilities Policy Options

This policy responds to the Council's desire to maintain and support a healthy rural community with access to essential services. In exceptional circumstances housing development may be required in relation to these facilities, and the preferred option policy sets out a framework for determining these applications.

The reasonable alternatives would be to not have a separate policy on this topic but to rely on saved policy ENV.27 of the West Berkshire Local Plan 1991-2006 and national policy from the National Planning Policy Framework (NPPF).

The following are the SA (including an SEA) appraisals of the preferred option policy 8 and the reasonable alternatives that were considered. Based upon the approach of the Core Strategy, together with Government policy and the need to address locally important issues, these are considered to represent the options reasonably available.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 – retain saved policy ENV.27	Option 2 – rely on NPPF	Option 3 – new policy			
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The existing policy enables the development of housing within rural areas to meet the reasonable need and operational requirements of educational and institutional establishments.	+	One of the core planning principles of the NPPF is to identify and meet the housing needs of an area	+	A new policy would allow for housing which is proven as essential to educational development.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact as housing development would be specifically to the meet the need in connection with the educational development, not for the open market.	0	Unlikely to have an impact as housing development would be specifically to the meet the need in connection with the educational development, not for the open market.	0	Unlikely to have an impact as housing development would be specifically to the meet the need in connection with the educational development, not for the open market.
2. To improve health and well being and	Will it support and encourage healthy,	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – retain saved policy ENV.27	Option 2 – rely on NPPF	Option 3 – new policy			
reduce inequalities	active lifestyles?						
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact		
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact	0	Unlikely to have an impact		
	Will it protect and enhance green infrastructure across the district?	+	The policy states that such development would be permitted only where it is not harmful to or would result in any significant loss of open space areas, landscape or habitat features.	-	Development could result in the loss of green infrastructure.	-	Development could result in the loss of green infrastructure.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The policy seeks to provide accommodation related to institutional development and therefore in doing so will reduce the need to travel to work, however the location of the accommodation in relation to other services and facilities may result in a reliance on the private car.	+	One of the core planning principles of the NPPF is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.	+	A new policy could provide accommodation related to medical, social or community uses and therefore in doing so will reduce the need to travel to work, however the location of the accommodation in relation to other services and facilities may result in a reliance on the private car.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – retain saved policy ENV.27	Option 2 – rely on NPPF	Option 3 – new policy			
	Will it reduce the number of road traffic accidents and improve safety?	0	The existing policy states that such development would not generate traffic of a type or amount prejudicial to highway safety, therefore unlikely to impact.	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact	+	One of the core planning principles of the NPPF is to contribute to conserving and enhancing the natural environment.	+	A new policy could include assessment criteria that requires an assessment of the potential impact on biodiversity
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	The policy states that such development should make provision for landscape enhancement within or adjoining the site which would help integrate the new development into its rural surroundings. It also states that development should not harm its rural location and setting.	0	Relying on the NPPF would lose the local detail a specific policy could provide on the landscape and AONB.	+	A new policy could seek to ensure that new development is in keeping with the local character and wider landscape, with specific reference to the AONB.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The policy seeks well designed development that is proportion to the size and nature of the existing establishment.	0	Relying on the NPPF would lose the local detail a specific policy would provide.	+	A new policy could seek to ensure that new development is in keeping with the local character and wider landscape.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact as the existing policy does not make any reference to conserving and enhancing the District's heritage assets	0	Relying on the NPPF would lose the local detail a specific policy would provide.	+	A new policy could include specific reference to the need for local character to be considered
	Will it promote, conserve and enhance	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – retain saved policy ENV.27		Option 2 – rely on NPPF		Option 3 – new policy	
	the District's cultural assets?						
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	?	Development of a site outside the settlement boundary could result in the loss of agricultural land	?	Development of a site outside the settlement boundary could result in the loss of agricultural land	?	Development of a site outside the settlement boundary could result in the loss of agricultural land
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?		Development could end up being on either greenfield or brownfield land if it is essential to the institutional development		Development could end up being on either greenfield or brownfield land if it is essential to the development		Development could end up being on either greenfield or brownfield land if it is essential to the development
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce water	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – retain saved policy ENV.27		Option 2 – rely on NPPF		Option 3 – new policy	
	consumption and promote reuse?						
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends upon location, building materials / construction, transport / design. Mitigation could include Transport Assessment / Travel Plans	?	The level of impact depends upon location, building materials / construction, transport / design. Mitigation could include Transport Assessment / Travel Plans	?	The level of impact depends upon location, building materials / construction, transport / design. Mitigation could include Transport Assessment / Travel Plans
	Will the policy impact on flood risk	0	Development should not take place in areas of flood risk.	0	Development should not take place in areas of flood risk.	0	Development should not take place in areas of flood risk.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	The policy relates to the provision institutional accommodation / development on an existing institutional site. This could result in the provision of housing and whilst this would not be classed as economic development it would assist in the delivery of employment opportunities.	0	Whilst not delivering economic development it will assist in providing employment opportunities.	0	The policy will relate to the provision of housing related to medical / social / community facilities and therefore whilst not delivering economic development it will assist in providing employment opportunities.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – retain saved policy ENV.27		Option 2 – rely on NPPF		Option 3 – new policy	
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term	

Summary:

All three options are predominantly neutral with a number of positives. The options provide positive effects in relation to providing affordable housing to meet an identified need, although it should be noted that this would not be affordable housing in terms of providing social rented or intermediate units.

With regard to green infrastructure the option to retain policy ENV.27 scored positive whereas the options of a new policy and reliance on the NPPF scored a negative, this is due to the criteria set out within policy ENV.27 which states that development would be permitted only where it is not harmful to or would result in any significant loss of open space areas, landscape or habitat features. There is the potential that under a new policy development could result in the loss of some green infrastructure in favour of development to meet the need for residential development associated with medical, social and community facilities.

Retaining the existing policy and producing a new policy scored positively in relation to conserving and enhancing the landscape character and that of the built environment.

Reliance on the NPPF and providing a new policy would help to protect biodiversity assets as the table above shows.

In respect of protecting the district's heritage assets, the provision of a new policy scores positively because specific reference could be made for the need to consider the local character. Retaining the existing policy or relying on the NPPF would not have an impact on this.

All three options scored a combination of positive/neutral for the objective relating to maximising brownfield land and the opportunity to increase travel choices, especially for walking and cycling. The options provide an element of uncertainty around these objectives as described within the table. There is also some uncertainty for the option to provide a new policy and the option to rely on the NPPF around the ability to reduce the number of road traffic accidents and improve safety as additional traffic to and from the site created by additional housing could generate safety concerns but also has the potential to improve highways in the area as part of the development scheme.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Conclusions:

On balance, the option of preparing a new policy affords more positive sustainability effects than retaining saved policy ENV.27 or relying on the NPPF. Producing a new policy will enable local circumstances to be covered, and this could not be achieved through reliance on the NPPF. Whilst saved policy ENV.27 does cover local circumstances, a new policy could cover more issues, for example, the consideration of local character to ensure that the district's heritage assets are protected.

The additional information that a new policy could provide, coupled with the Council's intention to provide policies in the countryside within its Housing Site Allocations DPD and the Council's desire to maintain and support a healthy rural community, makes the option of preparing a new policy the most suitable approach.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 9: Extension of Existing Houses within the Countryside Policy Options

Whilst there are extensive permitted development rights relating to extensions in the countryside some are temporary and some do not apply within an AONB. The impact of extensions can have a considerable impact, either individually or cumulatively, and the preferred option policy sets out the factors that need to be considered if a planning application is required.

The reasonable alternative would be to retain saved policy ENV.24 of the West Berkshire Local Plan 1991-2006 and the Supplementary Planning Guidance that supports the policy.

The following are the SA (including an SEA) appraisals of the preferred option policy 9 and the reasonable alternative that was considered. Based upon the approach of the Core Strategy, together with Government policy and the need to address locally important issues, these are considered to represent the options reasonably available.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 - _Keep saved policy ENV.24 and associated SPG		Option 2 – New Policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	The policy has no impact on the delivery of affordable housing as it is only concerned with extensions to existing dwellings	0	The policy will have no impact on the delivery of affordable housing as it is only concerned with extensions to existing dwellings
	Will it enable to provision of good quality market housing required to meet identified need?	0	Has no impact on provision of additional housing to meet identified need	0	Will have no impact on provision of additional housing to meet identified need
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it increase opportunities for access to sports	0	Unlikely to have an impact	0	Unlikely to have an impact

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	facilities?				
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact	0	Unlikely to have an impact
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	No impact	0	No impact
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact	0	Unlikely to have an impact
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	The policy states that the impact should not be materially greater or more harmful than that of the existing building on the rural character of the area	+	The new policy contains more emphasis and requires evidence of the impact of the enlargement on the local character of the area and within the wider landscape.
6. To ensure that the	Will it conserve and	+	The current policy	+	The new policy will

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built, historic and cultural environment is conserved and enhanced	enhance the local distinctiveness of the character of the built environment?		requires an extension to be in keeping with the design of the existing dwelling		require use of materials acceptable within the local architectural context
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	No impact	0	No impact
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of	0	Unlikely to have an impact	0	Unlikely to have an impact

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	materials?				
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will the policy impact on flood risk	0	Unlikely to have an impact	0	Unlikely to have an impact
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term	

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Summary. The preparation of a new policy on extensions to dwellings in the countryside, to supersede Saved Policy ENV.24, will have a limited impact on sustainability. A change in policy is not likely to impact on the majority of the SA criteria. Where a new policy could positively impact on sustainability is on the impact on the character of the built environment. Though the existing policy does require assessment of the impact on the rural character of the area a new policy provides the opportunity to widen the assessment of the impact, individually and cumulatively, to include not only the local architectural and visual context, but also the capacity of the wider landscape to accommodate such development, especially important in the AONB.

Conclusion. A new policy is the preferred option. The existing policy was drawn up pre-NPPF and preparation of a new policy will enable the policy context to be brought up to date, attention drawn to permitted development rights and guidance given on the issue of proportionality. The SPG supporting the existing policy has often been interpreted too rigidly in this respect and a new policy provides the opportunity to clarify that, though proportionality is an important consideration, there are no “rules” that can be applied as each application has to be considered on its own merits. A new policy can set out the considerations which will need to be addressed within the DPD itself.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 10 – Replacement of Existing Dwellings Policy Options

The preferred option policy on this topic relates to the replacement of existing dwellings of permanent construction and sets out criteria as to how these proposals will be assessed through the development management process.

The reasonable alternative would be to retain saved policy ENV.23 of the West Berkshire Local Plan 1991-2006 and to rely upon this and national policy from the NPPF.

The following are the SA (including an SEA) appraisals of the preferred option policy 10 and the reasonable alternatives that were considered. Based upon the approach of the Core Strategy, together with Government policy and the need to address locally important issues, these are considered to represent the options reasonably available.

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 - Retain Saved Policy ENV23		Option 2 – Rely on NPPF		Option 3 – New Policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it enable the provision of good quality market housing required to meet identified need?	+	Replacement dwellings are required to be sympathetic in scale, design, materials, layout and scale to the character of surrounding buildings and spaces.	0	Relying on the NPPF would lose the local detail a specific policy could provide regarding housing need. This option would have to rely on policies CS14 and CS19 for design guidance	+	This policy could offer a more locally distinctive, bespoke policy solution to this issue within West Berkshire. In particular, the use of occupancy conditions could be introduced.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact

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	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it protect and enhance green infrastructure across the district?	0	Development would be on an existing brownfield site	0	Development would be on an existing brownfield site	0	Development would be on an existing brownfield site
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	The policy requires a development proposal to include an acceptable landscape scheme to retain and enhance the rural nature of the locality.	0	Relying on the NPPF would lose the local detail a specific policy could provide on landscape and AONB. This option would have to rely on policies	+	A new policy could continue to preserve and enhance the countryside by introducing locally specific criteria relating to occupancy planning

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

					CS14 and CS19 for landscape specifics.		conditions. This would be in addition to Core Strategy policies CS14 Design Principles and CS19 Historic Environment and Landscape Character..
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The policy requires new development to be sympathetic to the character and setting of adjoining buildings and spaces in the countryside. In addition, protection was provided by OVS2 which has been superseded by Core Strategy policies CS14 and CS19.	0	Relying on the NPPF would lose the local detail a specific policy could provide. This option would have to rely on policies CS14 and CS19 for landscape specifics.	+	A new policy could continue to preserve and enhance the character of the built environment. This would be in addition to Core Strategy policies CS14 Design Principles and CS19 Historic Environment and Landscape Character.
	Will it conserve and enhance the significance of the District's heritage assets?	+	The policy requires new development to be sympathetic to the character and setting of adjoining buildings and spaces in the countryside. In addition, protection was provided by OVS2 which has been superseded by Core Strategy policies CS14 and CS19.	0	Relying on the NPPF would lose the local detail a specific policy could provide. This option would have to rely on policies CS14 and CS19 for landscape specifics.	+	A new policy could continue to preserve and enhance the district's heritage assets. This would be in addition to Core Strategy policies CS14 Design Principles and CS19 Historic Environment and Landscape Character.
	Will it promote, conserve and enhance the District's cultural assets?	+	The policy requires new development to be sympathetic to the character and setting of adjoining buildings and spaces in the countryside. In addition, protection was provided by OVS2 which has been superseded by Core Strategy policies CS14 and CS19.	0	Relying on the NPPF would lose the local detail a specific policy could provide. This option would have to rely on policies CS14 and CS19 for landscape specifics.	+	A new policy could continue to preserve and enhance the district's cultural assets. This would be in addition to Core Strategy policies CS14 Design Principles and CS19 Historic Environment and Landscape Character.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	New development would take place on previously developed land	+	New development would take place on previously developed land	+	New development would take place on previously developed land
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact	0	There is a general requirement for Local Planning Authorities to promote renewable energy technologies. The NPPF does not specifically promote renewable energy technologies from replacement dwellings. This option would have to rely on Core Strategy policy CS15	0	Unlikely to have an impact
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact	0	The NPPF does not specifically promote sustainable design and construction practices from replacement dwellings. This option would have to rely on Core Strategy policy CS15 sustainable design and construction	0	Unlikely to have an impact
	Will it reduce waste	0		0	Unlikely to have an impact	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	generation and disposal in line with the waste hierarchy and reuse of materials?		Unlikely to have an impact				
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact	0	There is a general requirement for Local Planning Authorities to reduce greenhouse gas emissions. The NPPF does not specifically promote reductions in greenhouse gas emissions from replacement dwellings. This option would have to rely on Core Strategy policy CS15	0	Unlikely to have an impact
	Will the policy impact on flood risk	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support key business sectors and utilise employment land	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	effectively and efficiently?						
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term	

Summary

All three options are predominantly neutral with some positives. Similarly to the new policy, saved policy ENV.23 has a positive effect in areas such as landscape, built environment character and conserving and enhancing the district's heritage and cultural assets.

The NPPF is unable to deal with areas such as provision of good quality market housing, reducing greenhouse gas emissions and conserving and enhancing the landscape, built environment character and the district's heritage and cultural assets. The lack of a local focus from this National planning document would result in existing Core Strategy policies being used instead.

In addition to the areas already mentioned above, saved policy ENV.23 has a positive outcome when delivering good quality market housing and utilising previously developed land. This outcome mirrors the new policy approach, but is neutral when the NPPF is relied upon. A new policy could enhance the level of local distinctiveness by including the potential use of occupancy planning conditions

There is uncertainty whether any of the options would reduce road traffic accidents and improve safety.

Conclusion

The reliance on the NPPF is not considered suitable as it does not specifically deal with this issue. Saved policy ENV.23 should have a number of similarities with any new policy. However, there is potential for any new policy to specifically introduce the use of occupancy planning conditions for replacement dwellings. For these reasons, it is considered a new policy option is the most appropriate.

Furthermore, as the Council are seeking to provide policies focused on housing in the countryside, it is considered that the option of producing a new policy that provides clarity around replacement dwellings rather than relying on ENV.23 or the NPPF is a suitable approach.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy 11: Extension of Residential Curtilages Policy Options

The preferred option policy sets out details about how the extension of residential curtilages in the countryside will be considered.

The reasonable alternative would be to retain saved policy ENV.22 of the West Berkshire local Plan 1991-2006 and to rely upon this and national policy.

The following are the SA (including an SEA) appraisals of the preferred option policy 11 and the reasonable alternative that was considered. Based upon the approach of the Core Strategy, together with Government policy and the need to address locally important issues, these are considered to represent the options reasonably

Key: Effects of option on SA objectives

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

SA Objective	Criteria	Option 1 – retain saved policy ENV.22		Option 2 – new policy	
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	The policy has no impact on the delivery of affordable housing because it is only concerned with the extension of residential curtilages	0	The policy has no impact on the delivery of affordable housing because it is only concerned with the extension of residential curtilages
	Will it enable to provision of good quality market housing required to meet identified need?	0	The policy has no impact because it will not enable the provision of good quality market housing to meet required needs	0	A new policy on the extension of residential curtilages will have no on the provision of good quality market housing to meet required needs
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it protect and enhance green infrastructure across the district?	-	The existing policy does not place restrictions on the loss of parks, woodland, agricultural land and habitat features	-	Development could result in the loss of green infrastructure.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – retain saved policy ENV.22	Option 2 – new policy		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact	0	Unlikely to have an impact
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the number of road traffic accidents and improve safety?	+	The existing policy requires the provision of parking spaces or garaging that is clear of the highway or access to meet the adopted standards of the Highways Authority.	+	A new policy could highlight that any new access points are provided at the approval of the Highways Agency
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact. The existing policy does not include any criteria that requires an assessment of the potential impact on biodiversity	+	A new policy could include greater emphasis and assessment criteria that requires an assessment of the potential impact on biodiversity
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Saved policy ENV.22 restricts against development that would create significant adverse landscape impact. In sensitive locations such as the AONB, the policy acknowledges that permitted development rights may be restricted to minimise impact.	+	A new policy could include greater emphasis and assessment criteria that requires an assessment of the potential impact on landscape character and make explicit that within the AONB, conserving/enhancing the landscape is an overriding importance
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact. The existing policy does not include any criteria that restricts against extensions to curtilages that would harm the character of the built environment.	+	A new policy could include specific reference to the character of the built environment

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – retain saved policy ENV.22	Option 2 – new policy		
	Will it conserve and enhance the significance of the District's heritage assets?	+	The existing policy restricts against extensions to residential curtilages that would result in harm to sites of archaeological and historic importance.	+	A new policy could include specific reference to the need for local character to be considered
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact	0	Unlikely to have an impact
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce noise levels?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it maintain and improve soil quality?	?	Development of land outside the settlement boundary could result in the loss of agricultural land	?	Development of land outside the settlement boundary could result in the loss of agricultural land
	Will it maintain and improve water quality?	0	Unlikely to have an impact	0	Unlikely to have an impact
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	The existing policy applies to the enclosure of agricultural land, woodland or park into residential curtilages	-	The extension of residential curtilages could take place on greenfield land
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it reduce the consumption of minerals and promote reuse	0	Unlikely to have an impact	0	Unlikely to have an impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

SA Objective	Criteria	Option 1 – retain saved policy ENV.22		Option 2 – new policy	
	of secondary materials?				
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will the policy impact on flood risk	0	Unlikely to have an impact	+	A new policy could include restrictions against any hard standing that would fail to allow for surface water runoff
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact	0	Unlikely to have an impact
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact	0	Unlikely to have an impact
Summary of effects:		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term		Effect: Predominantly neutral Likelihood: High Scale: District wide Duration: Permanent Timing: Short to long term	

Summary:

Both options are predominantly neutral with a number of positive sustainability effects; however the number of positive effects is greater for the option of preparing a new policy.

Both options score positively in respect of improving road safety for the reasons outlined in the table above. There are also positive effects in terms of protecting both the character of the landscape and the district's heritage assets.

The option of preparing a new policy also scores positively in helping to protect biodiversity assets and the character of the built environment, in addition to ensuring that any new hardstanding within areas included within residential cartilages allows for surface water run-off.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

There is a potential negative effect with both options regarding the loss of green infrastructure. The existing policy does not place restrictions on the loss of parks, woodland, agricultural land and habitat features. There is the potential that under new policy, the need for the extension of a residential curtilage could result in the loss of green infrastructure.

There are also potential negative effects with both options in respect of the re-use of previously developed land. Existing policy applies to agricultural land, woodland and parks, and there is the potential under new policy for Greenfield land to be used.

Conclusions:

Extensions of residential curtilages in the countryside, whilst minor in nature, have the potential to create harmful effects without careful control. The option of preparing a new policy presents more positive sustainability effects than retaining saved policy ENV.22 and can therefore be considered to minimise harm to the countryside as far as possible particularly as the option of preparing a new policy presents the opportunity of minimising flood risk and ensuring that the character of the built environment is protected. These are two points which are not covered within Saved policy ENV.22.

Furthermore, given the Council's intention to provide policies in the countryside within its Housing Site Allocations DPD, the option of preparing a new policy is considered to be the most sustainable approach.

Summary of the SA/SEA of the proposed Countryside policies

The proposed countryside policies have had an SA/SEA carried out on them. This highlights the potential positive and negative sustainability impacts on each policy. A summary of the impact of each policy on sustainability is set out below.

Policy 1 – Location of New Housing

This policy has a neutral impact on sustainability. The policy is unlikely to have any impact on any of the sustainability impacts. Based on this, the SA/SEA indicates that the policy could be deleted. However, the policy states where the situations where the countryside policies are relevant, so it has been retained.

Policy 2 – Rural Exceptions Policy

This policy will have a predominantly neutral impact on sustainability. However, there will be a significantly positive impact on social sustainability, as the primary aim of the policy is to provide affordable housing. There are potentially negative environmental sustainability impacts on the provision of Green Infrastructure, opportunities for travel choice and green house gas emissions as sites permitted under this policy could be located in areas, which are currently green infrastructure, or where there needs to be a reliance on the private car. Mitigation measures would need to be considered on a site by site basis, but would help to reduce the negative impact on environmental sustainability. The SA/SEA highlights that environmental sustainability could be overridden by greater social or economic sustainability benefits of providing affordable housing.

Policy 3 – Design and Materials

This policy is likely to have a predominantly neutral impact on sustainability. There are potential positive impacts on environmental sustainability in relation to protections and enhancements of the countryside, and to environmental, social and economic sustainability in relation to opportunities for access to services and travel choice as the policy specifically refers to the consideration of services provision, which includes public transport services.

Policy 4 – Conversion of Existing Redundant Buildings to Residential Use

This policy is likely to have a predominantly neutral impact on sustainability. Due to the nature of the policy there is likely to be a significantly positive impact on environmental sustainability through the use of previously developed land and buildings. There will also be a positive environmental and potentially economic sustainability impact relating to waste disposal, reducing the consumption of materials and the reuse of secondary materials all of which will help to reduce greenhouse gas emissions.

Policy 5 – Housing related to Agricultural and Forestry Development

This policy is likely to have a predominantly neutral impact on sustainability. There are likely to be positive impacts in relation to social sustainability as the sites being developed under this policy would be providing affordable housing for employees working in the relevant industry. There would also be a positive impact on economic sustainability as the policy is providing accommodation for employees. As the main aim of the policy is on providing housing for employees, there is potential for a negative impact on environmental sustainability, particularly in relation to green

infrastructure, as this could be lost as a result of providing housing. Where green infrastructure is lost as a result of development, mitigation in the form of re-provision elsewhere would be required.

Policy 6 – Housing related to the equestrian and Racehorse industry

This policy is likely to have a predominantly neutral impact on sustainability. There are likely to be positive impacts in relation to social sustainability as the sites being developed under this policy would be providing affordable housing for employees working in the relevant industry. There would also be a positive impact on economic sustainability as the policy is providing accommodation for employees. As the main aim of the policy is on providing housing for employees, there is potential for a negative impact on environmental sustainability, particularly in relation to green infrastructure, as this could be lost as a result of providing housing. Where green infrastructure is lost as a result of development, mitigation in the form of re-provision elsewhere would be required.

Policy 7 – Housing related to Educational Development

This policy is likely to have a predominantly neutral impact on sustainability. There are likely to be positive impacts in relation to social sustainability as the sites being developed under this policy would be providing affordable housing for employees working in the relevant industry. There would also be a positive impact on economic sustainability as the policy is providing accommodation for employees. As the main aim of the policy is on providing housing for employees, there is potential for a negative impact on environmental sustainability, particularly in relation to green infrastructure, as this could be lost as a result of providing housing. Where green infrastructure is lost as a result of development, mitigation in the form of re-provision elsewhere would be required.

Policy 8 – Housing related to Medical, Social or Community facilities

This policy is likely to have a predominantly neutral impact on sustainability. There are likely to be positive impacts in relation to social and economic sustainability as the sites being developed under this policy would be providing housing essential to medical, social or community facilities. As the main aim of the policy is on providing housing associated with certain facilities, there is potential for a negative impact on environmental sustainability, particularly in relation to green infrastructure, as this could be lost as a result of providing housing. Where green infrastructure is lost as a result of development, mitigation in the form of re-provision elsewhere would be required.

Policy 9 – Extension of existing houses within the Countryside

This policy is likely to have a predominantly neutral impact on sustainability. There are likely positive impacts on all elements of sustainability, in relation to the retention and improvements of existing housing, the protection of the character of the landscape and built environments and a minimizing of flood risk. There are potential negative environmental sustainability impacts in terms of the impact on biodiversity, as extensions approved under the policy could impact on an area of biodiversity value. However, where there is likely to be a negative impact, mitigation measures would be required to reduce this impact, as set out in policy CS17 of the Core Strategy.

Policy 10 – Replacement of existing dwellings

This policy is likely to have a predominantly neutral impact on sustainability. There are likely to be positive impacts on social sustainability in relation to improving quality of housing. There are positive environmental sustainability impacts as the policy aims to protect the character of the landscape and built environment, and to minimize flood risk. There are potential negative environmental sustainability impacts in terms of the impact on biodiversity, as development approved under the policy could impact on an area of biodiversity value. However, where there is likely to be a negative impact, mitigation measures would be required to reduce this impact, as set out in policy CS17 of the Core Strategy.

Policy 11 – Extension of Residential Curtilages

This policy is likely to have a predominantly neutral impact on sustainability. There are likely to be positive environmental sustainability impacts due to the requirements for the protection of green infrastructure and the character of the landscape and built environments, as well as a role in minimizing flood risk. There is likely to be a positive impact on social sustainability as the policy seeks to retain and improve existing housing provision. There could be a negative impact on environmental sustainability in terms of the impact on biodiversity, as extension approved under the policy could impact on an area of biodiversity value. However, where this is likely, mitigation measures would be required to reduce this impact, as set out in policy CS17 of the Core Strategy.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	Countryside 1 – Location of New Housing There is a presumption in favour of development and redevelopment within the settlement boundaries in saved policy HSG1 as amended by the Housing Site Allocations DPD. Outside these boundaries the Countryside Policies apply.
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and	0	Unlikely to have an impact		Unlikely to have an impact on any element

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	enjoyment of the historic environment?				of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
10. To reduce emissions contributing to climate change and ensure	Will it reduce West Berkshire's contribution to greenhouse gas	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

adaptation measures are in place to respond to climate change	emissions?				
	Will the policy minimise flood risk to people, property and the environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

This policy is unlikely to have impact on sustainability. The policy could be removed.

Summary of effects:

Effect: neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	<p>Countryside 2 – Rural Exceptions Policy</p> <p>There is a presumption in favour of small scale affordable rural ‘exception’ housing outside settlement boundaries to meet identified local housing need in rural areas. Such schemes will be subject to a detailed assessment of the need for affordable housing in the local area through a Local Housing Needs Survey, the impact of the scheme on the local character of the area, its relationship with the existing settlement and whether more sustainable alternatives are available locally.</p> <p>Within the AONB the overriding consideration is the impact of all the effects arising from the new development on its special qualities and natural beauty of the AONB landscape.</p> <p>It is expected that rural exception sites will deliver 100% affordable housing however it is recognised that in some cases a small proportion of market housing may be appropriate only where it can be demonstrated that the market housing is necessary to cross-subsidise the delivery of the affordable housing within the scheme. The affordable housing within the scheme must remain affordable in perpetuity.</p>
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	++	The policy allows development of small scale affordable housing in rural areas to meet an identified local housing need, as an ‘exception’ site.	Mitigation measures may be required in the AONB, and other sensitive locations, to ensure no negative environmental impacts occur.	Small scale affordable housing to meet a local need will have a positive impact on social sustainability. There may be some impact on environmental sustainability, although mitigation measures should reduce this impact. There would be no impact on economic sustainability.
	Will it enable to provision of good quality market	0	The policy focuses on affordable housing, therefore there will be no		There will be no impact on any element of

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	housing required to meet identified need?		impact on this objective.		sustainability, as this objective is not relevant to this policy.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	?	Rural exception sites are to meet a local affordable housing need. They may not be in a location where they are able to support healthy, active lifestyles.	Where possible developments of rural exception sites should be in locations where there are opportunities for active healthy lifestyles, or where opportunity could be provided.	There would be an unknown impact on all elements of sustainability as the specific location of a proposed development would have a different impact depending on the opportunities arising close to the site.
	Will it increase opportunities for access to sports facilities?	?	Rural exception sites are to meet a local affordable housing need. They may not be in a location where they are there is access to sports facilities.	Where possible developments of rural exception sites should be in locations where there are opportunities for access to sports facilities.	There would be an unknown impact on all elements of sustainability as the specific location of a proposed development would have a different impact depending on the opportunities arising close to the site.
	Will it reduce levels and fear of crime and anti-social behaviour?	0			
	Will it protect and enhance green infrastructure across the district?	-	Where there is an identified affordable housing need, development of a site could result in the loss of green infrastructure.	Mitigation by providing alternative green infrastructure would be required.	There could be a negative impact on social and environmental sustainability through the loss of green infrastructure as a result of this policy. Mitigation measures would help to reduce this impact.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	This policy is focused on providing affordable housing to meet a local identified need, therefore, it is unlikely to have an impact on access to services and facilities.		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact on access to IT facilities.		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	-	This policy focuses on the provision of affordable housing in rural areas to meet an identified need. Opportunities for travel choice in rural areas can be limited, therefore, the policy could have a negative impact on this objective.	The opportunities for sustainable travel opportunities need to be considered as part of the assessment of sites being considered under this policy.	This policy could have a negative impact on all elements of suitability if sites considered under this policy do not have access to travel choices. Mitigation measures, including the consideration of travel options available in an area, should help to reduce this impact.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	?	Where there is an overriding need for affordable housing, this could override considerations of the landscape. Sites in the AONB, the landscape is the overriding consideration.	In the AONB the impact on the landscape should be the overriding consideration.	There is an unknown impact on all elements of sustainability. The impact on environmental sustainability is a key factor that could be affected by this policy.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The policy refers to CS14 for design considerations, therefore, the policy should have a positive impact on the character of the built environment.		The policy is likely to have a positive impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0			

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	Will it promote, conserve and enhance the District's cultural assets?	0			
	Will it provide for increased access to and enjoyment of the historic environment?	0			
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	?	Development of sites under this policy could result in additional traffic movements, which would have an impact on air pollution.	Mitigation measures, including consideration of alternative transport modes would need to be considered to ensure a minimal impact on air pollution from this site.	There is potential for a negative impact on environmental sustainability as a result of this policy, but this largely depends on the sites considered under this policy. Mitigation measures would help to reduce the impact.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	hierarchy and reuse of materials?				
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	-	The policy is focused on providing affordable housing in rural areas where there is an identified need. Therefore, there is potential for these sites to contribute more to greenhouse gases than other sites, as they are likely to be located area where there are fewer alternative options for low carbon/greenhouse gas emission eg. car travel.	The policy does require that the most sustainable locations within the rural area are chosen, which would help to reduce the impact on greenhouse gas emissions.	There could be a negative impact on environmental sustainability, unless mitigation measures are considered and implemented where possible.
	Will the policy minimise flood risk to people, property and the environment?	?	The policy does not refer to flood risk, but this would need to be considered for any sites coming forward under the policy.	Appropriate FRAs would need to be provided for sites considered under the policy.	The policy itself is unlikely to have an impact on any element of sustainability. Although sites considered through the policy could be impacted by flooding, and therefore, without appropriate mitigation measures there could be an impact on individual sites as a result of this policy.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

This policy is likely to have a significantly positive impact on maximising the provision of affordable housing to meet identified need as this is the primary aim of the policy. The potential negative impacts of the policy result from the main aim of the policy to be to provide affordable housing to meet identified needs in rural areas. The mitigation measures relate to specific sites that would be considered under this policy, and the comparison with other potential sites within an area, and options for travel choice amongst other things. There is a risk that environmental sustainability could be overridden by greater benefit to social or economic sustainability. The policy states that any site being considered under the policy needs to review whether any more suitable alternatives are available locally, this will help to ensure completely unsuitable sites come forward.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	Countryside 3 – Design and Materials The design of new housing, including buildings being converted to residential use and the redevelopment of existing houses, and to extensions, must have regard to the impact individually and collectively on the landscape character of the area and its sensitivity to change, on local settlement and building character, on service provision, on sustainability and on the environment.
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy requires a consideration of service provision, giving a positive impact on this objective.	Service provision could be improved by a development providing additional services, as well as related to what is already in place in an area.	This policy is likely to have a positive impact on all elements of sustainability by considering the level of service provision. This will have the biggest impact on economic and social sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The policy requires a consideration of service provision, which includes opportunities for public transport services, and accessibility via a range of modes of travel to services and facilities.		The policy is likely to have a positive impact on all elements of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	+	The policy requires consideration of the landscape, and the environment.	This is particularly key in relation to the AONB.	The policy is likely to have a positive impact on environmental sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	The policy requires consideration of the landscape and on the environment.	This is particularly key in relation to the AONB.	The policy is likely to have a positive impact on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	The policy requires considers the local architectural character of the area.	This is particularly key in relation to the AONB.	The policy is likely to have a positive impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	assets?				
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the	0	Unlikely to have an impact		Unlikely to have an

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	consumption of minerals and promote reuse of secondary materials?				impact on any element of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will the policy minimise flood risk to people, property and the environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

This policy is related to the design and materials used for new development. There are positive impacts on sustainability in relation to access to services and facilities and protection and enhancements to the environment. The policy is likely to have a neutral effect on all other SA/SEA objectives.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	Countryside 4 – Conversion of Existing Redundant Buildings to Residential Use There is a presumption in favour of the sustainable conversion of existing redundant buildings to residential use providing that; <ul style="list-style-type: none"> a) the proposal does not involve the substantial rebuilding extension or alteration of the existing building b) the applicant can prove the building is genuinely redundant and a change to a residential use will not result in a subsequent request for a replacement building. c) the environment is suitable for residential use
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	district?				
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	?	The policy allows for a change of use of a redundant building to residential. In some cases this will change the character of the built environment, with potential positive or negative impacts depending on the location of the site being considered under the policy.		The policy has an unknown impact on environmental sustainability in relation to the character of the build environment.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote, conserve	0	Unlikely to have an impact		Unlikely to have an

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	and enhance the District's cultural assets?				impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	++	The policy aims to reuse, or redevelop redundant buildings where they are no longer required. This maximises the use of previously developed land and buildings.		This will have a positive impact on all elements of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	+	Redevelopment of an existing building will make best use of existing resources on any sites considered under this policy.		This will have a positive impact on economic and environmental sustainability.
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the	+	Redevelopment of an existing		This will have a positive

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	consumption of minerals and promote reuse of secondary materials?		building will make the best use of existing materials and reuse materials already on a site being considered under the policy.		impact on economic and environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	+	Reuse of existing buildings should help to reduce West Berkshire's greenhouse gas emissions.		This will have a positive impact on economic and environmental sustainability.
	Will the policy minimise flood risk to people, property and the environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

The policy will have a significantly positive impact on maximising the use of previously developed land and buildings, there will also be positive impacts in relation to waste disposal, reducing the consumption of minerals and reuse of secondary materials and reducing West Berkshire's greenhouse gas emissions, as the policy is promoting the use of existing resources that are no longer required for their original use.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	<p>Countryside 5 – Housing related to Agricultural and Forestry Development</p> <p>There is a presumption in favour of housing development which is proven as essential to the continuing use of land and buildings, or the establishment of a new rural enterprise for agricultural and forestry purposes, including as being part of a farm diversification scheme, subject to consideration of the visual and environmental impact of the new build on the local character of the area and within the wider landscape, especially within the AONB. For new rural enterprises it is expected that residential development will take the form of temporary accommodation and be time limited. Permanent consent will only be granted once the viability has been proven on site. Any permission will be subject to a condition restricting the use of the property to persons employed within the rural enterprise.</p>
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The policy aims to provide accommodation for agriculture and forestry businesses in the rural economy.		This would have a positive impact on social and economic sustainability.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green	-	There is potential that sites being considered under this policy will		There is the potential that the policy would

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	infrastructure across the district?		result in the loss of green infrastructure to provide residential accommodation for employees.		have a negative impact on environmental sustainability.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy specifically relates to accommodation related to employment opportunities, therefore there will be improved access to employment for any sites considered under the policy.		The policy is likely to have a positive impact on economic sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the consumption of minerals	0	Unlikely to have an impact		Unlikely to have an impact on any element

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	and promote reuse of secondary materials?				of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will the policy minimise flood risk to people, property and the environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	+	The policy relates specifically to accommodation related to agricultural and forestry development, both of which are important in the rural economy.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	+	The policy relates specifically to accommodation related to agricultural and forestry development, both of which are important in the rural economy.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

The policy is likely to have a positive impact on economic and social sustainability as it is related to the provision of housing related to agriculture and forestry businesses within the countryside. There is potential for a negative impact on environmental sustainability in relation to green infrastructure, as the provision of accommodation could result in a loss of green infrastructure on a site being considered under the policy.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	<p>Countryside 6 – Housing related to the Equestrian and Racehorse industry</p> <p>There is a presumption in favour of housing development which is proven as essential to the continuing use of land and buildings, or the establishment of a new rural enterprise, in connection with the equestrian and racehorse industry, subject to consideration of the visual and environmental impact of the new build on the local character of the area and within the wider landscape, especially within the AONB. For such new rural enterprises it is expected that residential development will take the form of temporary accommodation and be time limited. Permanent consent will only be granted once the viability has been proven on site. Any permission will be subject to a condition restricting the use of the property to persons employed within that enterprise.</p>
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The policy aims to provide accommodation related to the Equestrian and Racehorse industry.	Supporting evidence will be required to show it is appropriate for the site and surroundings.	Retaining or improving existing housing would have a positive impact on social sustainability. There may be some impact on environmental sustainability however mitigation measures should reduce this impact. There should not be any economic impact.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase	0	Unlikely to have an impact		Unlikely to have an

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	opportunities for access to sports facilities?				impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the district?	-	There is potential that sites being considered under this policy will result in the loss of green infrastructure to provide residential accommodation related to the Equestrian and Racecourse industry.		There is the potential that the policy would have a negative impact on environmental sustainability.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy specifically relates to accommodation related to employment opportunities, therefore there will be improved access to employment for any sites considered under the policy.		The policy is likely to have a positive impact on economic sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste	0	Unlikely to have an impact		Unlikely to have an

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	generation and disposal in line with the waste hierarchy and reuse of materials?				impact on any element of sustainability.
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will the policy minimise flood risk to people, property and the environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	+	The policy relates specifically to accommodation related to equestrian and racehorse industry, both of which are important in the rural economy.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	+	The policy relates specifically to accommodation related to equestrian and racehorse industry, both of which are important in the rural economy.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

The policy is likely to have a positive impact on economic and social sustainability as it is related to the provision of housing related to the equestrian and

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

racehorse industry within the countryside. There is potential for a negative impact on environmental sustainability in relation to green infrastructure, as the provision of accommodation could result in a loss of green infrastructure on a site being considered under the policy.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	Countryside 7 – Housing related to Educational Development There is a presumption in favour of housing development which is proven as essential to the continuing use of land and buildings, or the establishment of a new rural enterprise, in connection with educational development, subject to consideration of the visual and environmental impact of the new build on the local character of the area and within the wider landscape,, especially within the AONB. For new rural enterprises it is expected that residential development will take the form of temporary accommodation and be time limited. Permanent consent will only be granted once the viability has been proven on site. Any permission will be subject to a condition restricting the use of the property to persons employed within that enterprise.
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The policy aims to provide accommodation essential to educational development	Supporting evidence will be required to show it is appropriate for the site and surroundings.	Retaining or improving existing housing would have a positive impact on social sustainability. There may be some impact on environmental sustainability however mitigation measures should reduce this impact. There should not be any economic impact.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access	0	Unlikely to have an impact		Unlikely to have an impact on any element

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	to sports facilities?				of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the district?	-	There is potential that sites being considered under this policy will result in the loss of green infrastructure to provide residential accommodation essential to educational development		There is the potential that the policy would have a negative impact on environmental sustainability.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy specifically relates to accommodation related to employment opportunities, therefore there will be improved access to employment for any sites considered under the policy.		The policy is likely to have a positive impact on economic sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
6. To ensure that the built, historic and cultural	Will it conserve and enhance the local	0	Unlikely to have an impact		Unlikely to have an impact on any element

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

environment is conserved and enhanced	distinctiveness of the character of the built environment?				of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	hierarchy and reuse of materials?				
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will the policy minimise flood risk to people, property and the environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	+	The policy relates specifically to accommodation essential to educational development which is will provide employment opportunities.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	+	The policy relates specifically to accommodation essential to educational development, which will provide employment opportunities.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

The policy is likely to have a positive impact on economic and social sustainability as it is related to the provision of housing essential to educational development within the countryside. There is potential for a negative impact on environmental sustainability in relation to green infrastructure, as the provision of accommodation could result in a loss of green infrastructure on a site being considered under the policy.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	Countryside 8 – Housing related to Medical, Social or Community facilities There is a presumption in favour of housing development which is proven as essential for the provision of medical social or community facilities, subject to consideration of the impact on the countryside, especially within the AONB. For new rural enterprises it is expected that residential development will take the form of temporary accommodation and be time limited. Permanent consent will only be granted once the viability has been proven on site. Any permission will be subject to a condition restricting the use of the property to persons employed within that enterprise.
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The policy aims to provide accommodation essential to medical, social or community facilities		This would have a positive impact on social and economic sustainability.
	Will it enable to provision of good quality market housing required to meet identified need?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the district?	-	There is potential that sites being considered under this policy will result in the loss of green infrastructure to provide residential		There is the potential that the policy would have a negative impact on environmental

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

			accommodation essential to medical, social or community facilities.		sustainability.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The policy specifically relates to accommodation related to employment opportunities, therefore there will be improved access to employment for any sites considered under the policy.		The policy is likely to have a positive impact on economic sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the consumption of minerals	0	Unlikely to have an impact		Unlikely to have an impact on any element

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	and promote reuse of secondary materials?				of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will the policy minimise flood risk to people, property and the environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	+	The policy relates specifically to accommodation essential to medical, social or community facilities which will provide employment opportunities.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	+	The policy relates specifically to accommodation essential to medical, social or community facilities which will provide employment opportunities.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

The policy is likely to have a positive impact on economic and social sustainability as it is related to the provision of housing essential to medical, social or community facilities within the countryside. There is potential for a negative impact on environmental sustainability in relation to green infrastructure, as the provision of accommodation could result in a loss of green infrastructure on a site being considered under the policy.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	Countryside 9 – Extension of existing houses within the Countryside There is a presumption in favour of proposals for the enlargement of existing houses subject to assessment of the impact of the proposal on the character of the existing house, on the local character of the area and the sensitivity of the wider landscape.
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The policy relates to existing housing and could ensure the retention or improvement of existing provision.	Supporting evidence will be required to show it is appropriate for the site and surroundings.	Retaining or improving existing housing would have a positive impact on social sustainability. There may be some impact on environmental sustainability however mitigation measures should reduce this impact. There should not be any economic impact.
	Will it enable to provision of good quality market housing required to meet identified need?	+	The policy relates to existing housing and could ensure the retention or improvement of existing provision.	Supporting evidence will be required to show it is appropriate for the site and surroundings.	Retaining or improving existing housing would have a positive impact on social sustainability. There may be some impact on environmental sustainability however mitigation measures should reduce this impact. There should not be any economic impact.
2. To improve health and	Will it support and	0	Unlikely to have an impact		Unlikely to have an

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

well being and reduce inequalities	encourage healthy, active lifestyles?				impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Potential loss to biodiversity where land is taken in as residential garden or garage space.	Core Strategy policy CS17 aims to conserve and enhance biodiversity and geodiversity.	The supporting evidence could be amended to require an assessment of the potential impact on biodiversity.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Policy protects against adverse impacts on the setting within the wider landscape, and on local character. Within the AONB, conserving/enhancing the landscape is an overriding importance.	Protection provided through the planning application process and inclusion of relevant conditions.	The policy is likely to have a positive impact on environmental sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Policy protects against adverse impacts on the local character and requires the proposed boundary treatment to be appropriate to the location. Supporting evidence is required to show that new hard surfacing, ground moulding or landscaping to be in character with the surrounding area.	Protection provided through the submission of supporting evidence, the planning application process and inclusion of relevant conditions.	The policy is likely to have a positive impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	+	Policy requires the consideration of the local character.	Protection through the planning application process.	The policy is likely to have a positive impact on environmental sustainability.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	The policy would promote the use of previously developed buildings to ensure that they are suitable for the proposed use.		The policy is likely to have a positive impact on social and environmental sustainability.
9. To reduce consumption of natural resources and manage	Will it reduce energy use and promote the use of sustainable / renewable	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

their use efficiently	energy technologies?				
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will the policy minimise flood risk to people, property and the environment?	+	Supporting evidence is required for any hard surfaces to allow for surface water to penetrate the surface or be held on site for release later.		There is the potential for a positive impact on environmental sustainability where hard surfaces are proposed. Any risk from flooding should not be made worse and preferably improve the situation.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment opportunities?	0	The policy relates specifically to accommodation essential to educational development which is will provide employment opportunities.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support key business	0	The policy relates specifically to accommodation essential to		The policy is likely to have a positive impact

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

	sectors and utilise employment land effectively and efficiently?		educational development, which will provide employment opportunities.		on economic sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

The policy is likely to have a positive impact on the retention and improvement of existing housing, the character of the landscape and built environment and to minimise the risk of flooding. The potential negative impact results from the potential loss of biodiversity where land of biodiversity value lost to an extension, garden or parking space. This can be mitigated through Core Strategy policy CS17 and the supporting evidence for policy 9 could be amended to require an assessment of the potential impact on biodiversity.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

Policy Development - Sustainability Appraisal / Strategic Environmental Assessment

Policy	Countryside 10 – Replacement of existing dwellings There is a presumption in favour of the replacement of an existing dwelling of permanent construction, subject to assessment of the visual and environmental impact of the new build on the local character of the area, and within the wider landscape, especially within the AONB, relative to the contribution made by the existing building to both local character and the wider landscape
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The policy relates to replacement of existing dwellings and could ensure improvements in the quality of existing provision.	Supporting evidence will be required to show it is appropriate for the site and surroundings.	Retaining or improving existing housing would have a positive impact on social sustainability. There may be some impact on environmental sustainability however mitigation measures should reduce this impact. There should not be any economic impact.
	Will it enable to provision of good quality market housing required to meet identified need?	+	The policy relates to replacement of existing dwellings and could ensure improvements in the quality of existing provision.	Supporting evidence will be required to show it is appropriate for the site and surroundings.	Retaining or improving existing housing would have a positive impact on social sustainability. There may be some impact on environmental sustainability however mitigation measures should reduce this impact. There should not be any economic impact.

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2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the district?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	Potential loss to biodiversity where an existing property to be replaced contains habitats for protected species	Core Strategy policy CS17 aims to conserve and enhance biodiversity and geodiversity. Mitigation measures would be required to replace any habitat facilities lost.	There is a potential negative impact on environmental sustainability. The supporting evidence could be amended to require an assessment of the potential impact on biodiversity.
	Will it conserve and	+	Policy protects against adverse	Protection provided	The policy is likely to

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	enhance the local distinctiveness of the character of the landscape?		impacts on the setting within the wider landscape, and on local character. Within the AONB, conserving/enhancing the landscape is an overriding importance.	through the planning application process and inclusion of relevant conditions.	have a positive impact on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Policy protects against adverse impacts on the local character and requires the proposed boundary treatment to be appropriate to the location. Supporting evidence is required to show that new hard surfacing, ground moulding or landscaping to be in character with the surrounding area.	Protection provided through the submission of supporting evidence, the planning application process and inclusion of relevant conditions.	The policy is likely to have a positive impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	+	The policy requires the consideration of the local character	Protection through the planning application process.	The policy is likely to have a positive impact on environmental sustainability.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will it reduce air pollution?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce noise levels?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve soil quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it maintain and improve water quality?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	+	The policy would promote the use of previously developed land and buildings.		The policy is likely to have a positive impact on social and

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					environmental sustainability.
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable design and construction practices?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will the policy minimise flood risk to people, property and the environment?	+	Supporting evidence is required for any hard surfaces to allow for surface water to penetrate the surface or be held on site for release later.		There is the potential for a positive impact on environmental sustainability where hard surfaces are proposed. Any risk from flooding should not be made worse and preferably improve the situation.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic	Will it enable the provision of high quality economic development which response to business needs and	0	The policy relates specifically to accommodation essential to educational development which is will provide employment opportunities.		The policy is likely to have a positive impact on economic sustainability.

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needs	delivers a range of employment opportunities?				
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	The policy relates specifically to accommodation essential to educational development, which will provide employment opportunities.		The policy is likely to have a positive impact on economic sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.

Summary

The policy is likely to have a positive impact on the improvements to the quality of housing and the character of the landscape and built environment and to minimise the risk of flooding. The potential negative impact result for the potential loss of biodiversity where a replacement dwellings removes an existing habitat. This can be mitigated through the Core Strategy policy CS17 and the supporting evidence for policy 11 could be amended to require an assessment of the potential impact on biodiversity.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term

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Policy	Countryside 11 – Extension of Residential Curtilages Policy There is a presumption in favour of the extension of existing residential curtilages where it can be shown that there are no adverse impacts on the setting of the site or property within the wider landscape, on local character and on the amenities of local residents, and where the proposed boundary treatment is appropriate to the location.
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Key: Effects of option on SA objectives

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

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment: - Nature of effect (scale, likelihood of occurrence) - Duration (temporary, permanent, short/med/long term) - Cumulative - Synergistic - assumptions	Mitigation / enhancement	Comment inc. reference to Social, Economic and Environmental Sustainability
1. To secure provision of sufficient good quality housing to meet objectively assessed needs	Will it maximise the provision of affordable housing to meet identified need?	+	The policy relates to existing housing and could ensure the retention or improvement of existing provision.	Supporting evidence will be required to show it is appropriate for the site and surroundings.	Retaining or improving existing housing would have a positive impact on social sustainability. There may be some impact on environmental sustainability however mitigation measures should reduce this impact. There should not be any economic impact.
	Will it enable the provision of good quality market housing required to meet identified need?	+	The policy relates to existing housing and could ensure the retention or improvement of existing provision.	Supporting evidence will be required to show it is appropriate for the site and surroundings.	Retaining or improving existing housing would have a positive impact on social sustainability. There may be some impact on environmental sustainability however mitigation measures should reduce this impact. There should not

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					be any economic impact.
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
	Will it increase opportunities for access to sports facilities?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
	Will it reduce levels and fear of crime and anti-social behaviour?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
	Will it protect and enhance green infrastructure across the district?	+	The policy aims to protect the loss of land used for agriculture, woodland or other rural uses.	Supporting evidence will be required to show it is appropriate for the site and surroundings. Where a loss is permitted in exceptional circumstances, the Core Strategy requires new provision of GI.	There may be some impact on environmental sustainability, although any negative impact should be reduced through mitigation measures. Protecting GI would have a positive social impact. There would be no impact on economic sustainability.
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it support development of access to IT facilities including Broadband particularly in rural areas?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	0	Unlikely to have an impact		Unlikely to have an impact on any element of sustainability.
5. To protect and enhance the natural	Will it conserve and enhance the biodiversity	-	Potential loss to biodiversity where land is taken in as residential garden	Core Strategy policy CS17 aims to conserve	The supporting evidence could be amended to

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environment	and geodiversity assets across West Berkshire?		or garage space.	and enhance biodiversity and geodiversity.	require an assessment of the potential impact on biodiversity.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	+	Policy protects against adverse impacts on the setting within the wider landscape, and on local character. Within the AONB, conserving/enhancing the landscape is an overriding importance.	Protection provided through the planning application process and inclusion of relevant conditions.	The policy is likely to have a positive impact on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Policy protects against adverse impacts on the local character and requires the proposed boundary treatment to be appropriate to the location. Supporting evidence is required to show that new hard surfacing, ground moulding or landscaping to be in character with the surrounding area.	Protection provided through the submission of supporting evidence, the planning application process and inclusion of relevant conditions.	The policy is likely to have a positive impact on environmental sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	+	Policy requires the consideration of the local character.	Protection through the planning application process.	The policy is likely to have a positive impact on environmental sustainability.
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
	Will it reduce air pollution?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
Will it reduce noise levels in main settlements?	0	Unlikely to have an impact.			
Will it maintain and improve soil quality?	0	Unlikely to have an impact.			
Will it maintain and improve water quality?	0	Unlikely to have an impact.			
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings where	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.

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	appropriate?				
9. To reduce consumption of natural resources and manage their use efficiently	Will it reduce energy use and promote the use of sustainable / renewable energy technologies?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
	Will it promote the adoption of sustainable construction techniques?	0	Unlikely to have an impact.		
	Will it reduce waste generation and disposal in line with the waste hierarchy and reuse of materials?	0	Unlikely to have an impact.		
	Will it reduce water consumption and promote reuse?	0	Unlikely to have an impact.		
	Will it reduce the consumption of minerals and promote reuse of secondary materials?	0	Unlikely to have an impact.		
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
	Will the policy minimise flood risk to people, property and the environment?	+	Supporting evidence is required for any hard surfaces to allow for surface water to penetrate the surface or be held on site for release later.		There is the potential for a positive impact on environmental sustainability where hard surfaces are proposed. Any risk from flooding should not be made worse and preferably improve the situation.
11. To ensure a strong, diverse and sustainable economic base which meets objectively assessed economic needs	Will it enable the provision of high quality economic development which response to business needs and delivers a range of employment	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.

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	opportunities?				
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.
	Will it promote and support the vitality and viability of the District's commercial centres?	0	Unlikely to have an impact.		Unlikely to have an impact on any element of sustainability.

Summary

This policy is likely to have a positive impact on the retention and improvement of existing housing, the protection of green infrastructure, the character of the landscape and built environment and to minimise the risk of flooding. The potential negative impact results from the potential loss of biodiversity where land of biodiversity value is used as residential garden or parking space. This can be mitigated through Core Strategy policy CS17 and the supporting evidence for policy 11 could be amended to require an assessment of the potential impact on biodiversity.

Summary of effects:

Effect: Predominately neutral

Likelihood: High

Scale: District Wide

Duration: Permanent

Timing: Short to Long term